

For information
on 24 February 2012

Legislative Council House Committee

West Kowloon Reclamation Concept Plan Competition

Purpose

This paper provides information relating to the allegations of conflict of interests involving Mr Leung Chun-ying, a member of the Jury of the West Kowloon Reclamation Concept Plan Competition (the Competition) and one of the entrants in the Competition.

The Competition

2. The Competition was organized by the then Planning and Lands Bureau. It was launched in April 2001 to invite submission of concept plans for the development of an integrated arts, cultural and entertainment district at the southern tip of the West Kowloon Reclamation.
3. The Competition Document, containing the General Conditions of the Competition, the Competition Brief and full details of the site, was released in April 2001 (copy at **Annex 1**). A total of 161 concept plan proposals (entries) were received by the closing date of 29 September 2001 with 71 from Hong Kong and 90 from the Mainland, Macau and 28 other countries.
4. Mr Bill Lacy, who was experienced in organizing international design competitions, was appointed as Professional Advisor to the Competition. He advised the Organizer, the Technical Panel and the Jury on procedural matters and on compliance with the Competition conditions and submission requirements as set out in the Competition Document. He attended the meetings of the Technical Panel in December 2001 and those of the Jury in February 2002, but did not take part in the determination of the winning entries. The above arrangement was in line with the international practice.

Entries to the Competition

Entry requirements and eligibility

5. Paragraph 12 of the General Conditions of the Competition Document states that, “the Competition is open to all qualified planners and architects, as defined by the requirements in existence in their respective place of practice. Both individual and collaborative entries by multi-disciplinary project teams are permitted, and entries can be made on behalf of limited companies, provided that the team or the company is represented by a qualified planner or architect, and that the application for registration is made in the name of that planner and architect. In the case of companies or project teams, information on all participants and such company information as requested in the Registration Form shall be provided to the Organiser. Each individual participant or company or project team shall only make one submission and each individual shall only participate in one submission either in an individual capacity, on behalf of a company or as a member of a project team”.

6. Paragraph 16 of the General Conditions of the Competition Document states that “all those likely to be in conflict of interest are excluded from the Competition including but not necessarily limited to the following:

- (i) Persons closely associated with the Competition and their immediate family members;
- (ii) Members of the Jury and the Technical Panel, and the Professional Advisor and their immediate family members;
- (iii) An employee, any person having an employment-type contract or at continuous and close professional association or partnership with a member in category (i) and (ii) above; or
- (iv) A company of which a member in category (i) and (ii) above was a director or major shareholder.”

Disclosure of Entries

7. According to paragraphs 25 and 33 of the General Conditions of the Competition Document, the entries were assigned serial numbers for use by the Jury and the Technical Panel to maintain the anonymity of the participants; the assessment process would be carried out in strict confidence; and the Organizer should not disclose the details of the assessments. As design competitions involve sensitive commercial information, it is international practice for the

organizer to maintain confidentiality of any information provided by the entrants and it would be unfair to the entrants if the organizer discloses their information without their respective consent in the absence of an overriding public interest.

8. In striking a balance between considerations of confidentiality and public interest when addressing the issue of disclosure of information, the Government takes the view that any disclosure of information should be relevant and proportionate to the subject of public interest, in this case, the allegations mentioned in paragraph 1 above. On this basis, the full list of the names of the participants of the 161 entries is not directly relevant nor its disclosure proportionate to the subject of public interest. However, the registration form and the updated list of project team members submitted by T.R. Hamzah & Yeang is related to the allegation mentioned in paragraph 1 above. We have attempted to seek disclosure of the registration form from the authorized representative of the T.R. Hamzah & Yeang and the updated list of project team members but, to date, the matter cannot be resolved unequivocally. Nonetheless, in light of the Committee's request and public interest consideration, even in the absence of unequivocal consent we have decided that the public interest involved is sufficient to justify disclosure of the said registration form and the updated list of project team members at **Annex 2**.

The Technical Panel and the Jury

Technical Panel

9. In accordance with the Competition Document, the Jury was advised by a Technical Panel on the technical assessment of individual submissions. Appointed by the then Secretary for Planning and Lands, the Technical Panel was chaired by the Director of Planning, and comprised the Director of Architectural Services and the Director of Leisure and Cultural Services or their representatives, as well as seven non-official local professionals nominated by their respective institutions. Its composition is set out at **Annex 3**. The role of the Technical Panel was to advise the Jury on the technical assessment of individual submissions. The Chairman of the Technical Panel attended the Jury meetings to present the Panel's findings, including its recommendations as to which entries should be disqualified for failing to meet the competition requirements in specific non-technical respects, but did not take part in the determination of the winning entries.

Jury

10. Appointed by the then Chief Executive, the Jury was chaired by Lord Rothschild and comprised nine other local and international experts. The composition of the Jury is at **Annex 4**. The Organizer was mindful of the need to have a Jury with an international dimension while keeping an optimal number of local jurors to ensure that local perspectives were taken into account. Due consideration was also given to the importance of having expertise from various fields in view of the multi-disciplinary nature of the Competition. The role of the Jury is to adjudicate the conceptual proposals in accordance with the assessment criteria set out in Annex 2 to the Competition Document. It was tasked to award five prizes – the first prize winner, the second prize winner and three honourable mentions.

Declaration of interests

Anonymity of Participants

11. As mentioned in paragraph 7 above, pursuant to paragraphs 25 and 33 of the General Conditions of the Competition Document, the participants were anonymous to both the Panel and the Jury. The Jury was informed of the identity of the winning entrants at noon on 28 February 2002, after it had chosen the five winning entries and only three hours before the results of the Competition were announced. The list of non-winning entrants was not made available to the Panel or the Jury.

Declaration of Interest Requirements

12. Despite the fact that the anonymity provision was already in place, before proceeding with its assessment work, the Technical Panel considered the provision in the Competition Document that all those likely to be in conflict of interest should be excluded from the Competition and discussed what more might be done to ensure compliance. The Technical Panel agreed that members should declare whether, to the best of their knowledge, any party with which they were closely associated had entered the Competition and, if so, the details of the matter.

13. The Competition Team¹ prepared a declaration form in consultation with the Professional Advisor and the Independent Commission Against Corruption (copy of the declaration form at **Annex 5**). The Competition Team wrote to members of the Technical Panel on 24 November 2001 (except for one who was out of town until early December. This member was subsequently requested to make his declaration upon his return to Hong Kong), requesting them to make declarations of interest as soon as possible. The form was completed by the Chairman and all members of the Technical Panel as well as the Professional Advisor. The declarations made by members were considered and discussed by the Technical Panel immediately before commencing the technical assessment of entries and they were satisfied that, on the basis of the declarations, no conflict of interest arose for any member.

14. The Chairman of the Jury agreed that a similar declaration form should be completed by all Jury members. On 21 February 2002, the Competition Team wrote to members of the Jury (letter at **Annex 6**) requesting them to make declarations of interest by 23 February 2002 in the standard form attached, and provided guidelines on how the form should be completed (points (i) to (iv) on pages 3 and 4 of the letter at **Annex 6**).

Declarations by Mr Leung Chun-ying

15. On 25 February 2002, Mr Leung declared that, to the best of his knowledge, none of his immediate family members or employees and no one who had an employment-type contract or close professional association or partnership with him had entered the Competition, and that he was not a director or major shareholder of any company. We have asked for Mr Leung's consent to disclose, inter alia, his declaration form, but unequivocal and unconditional consent has not been given. In the light of the Committee's request and consideration of public interest, even in the absence of such consent we have decided that the public interest involved is sufficient to justify disclosure of the declaration form completed by Mr Leung at **Annex 7**.

16. The Jury assessed the entries on 26 and 27 February 2002 and selected the first prize winner, second prize winner and three honourable mentions by casting votes. More details about the adjudication process are set out in

¹The Competition Team in the then Planning and Lands Bureau was responsible for organizing the Competition.

paragraphs 30 to 32 below. After the voting process had been completed, the Competition Team proceeded to check the particulars of the preliminary list of winning entries on the evening of 27 February, and discovered that a company associated with Mr Leung was one of the project team members of T.R. Hamzah & Yeang, being an entrant on the list (hereafter referred to as ‘The Entry Concerned’).

17. In the following morning (28 February 2002), the Competition Team informed Mr Leung of the above finding. Mr Leung then reported the matter to the Jury that morning, and the Jury decided to disqualify The Entry Concerned. Mr Leung undertook to revert to the Competition Team on the role of the company associated with him in respect of The Entry Concerned.

18. On 11 March 2002, Mr Leung wrote to the Competition Team explaining that, before taking part in the adjudication, he had not been aware of the involvement of the company associated with him in the activities relating to the Competition. He also provided supplementary information on his directorship and major shareholding in other companies, which reportedly had no interests or involvement in the Competition. We have attempted to seek Mr Leung’s consent to disclose his letter dated 11 March 2002 to the Competition Team, but unequivocal and unconditional consent has not been given. In light of the Committee’s request and considerations of public interest, even in the absence of such consent we have decided that the public interest involved is sufficient to justify disclosure of the letter concerned at **Annex 8**.

19. Subsequently, in mid-2003, at a meeting of the Executive Council to consider the Administration’s progress report on the work of the Steering Committee for Development of the West Kowloon Cultural District, Mr Leung declared that he was a member of the Jury for adjudicating the Competition, and his company was named ‘Property Advisers’ of one of the entrants of the Competition which was not one of the winners.

Adjudication

Assessment criteria

20. The Jury’s adjudication was based on a set of assessment criteria listed in Annex 2 to the Competition Document, covering both the planning and design merits and the overall benefits to Hong Kong.

Technical Assessment of the Entries

21. The Technical Panel considered that the government departments with a primary interest in the concept plan for the Competition site could first advise, in strict confidence, whether the individual entries had generally met the Competition Brief in relation to their respective areas of work and highlight any major technical shortcomings or particularly noteworthy points. The departments concerned conducted this technical appraisal from mid-October to mid-November 2001. Consolidated versions of the departmental appraisals were prepared by the Competition Team and received by Panel members together with the entries.

22. The Technical Panel met on 9 October 2001 to decide on a process for the technical assessment of the entries and met again on 11, 12, 15 and 17 December 2001 to assess the 161 entries in accordance with the agreed process. The role of the Technical Panel was to assist the Jury without infringing on the latter's ultimate adjudication responsibility. At the same time, the Technical Panel took into account the Jury's need to have access at all stages to their views on all 161 entries. Therefore the Technical Panel sought to organize the entries into manageable Categories.

23. The Technical Panel considered the entries in serial number order, assessing them from different technical perspectives and taking into consideration the departmental appraisals and the advice of the Professional Advisor, categorized them according to whether they generally met the Competition Brief (Category 1), or failed to meet the Brief in important aspects (Category 2), or should be recommended for disqualification (Category 3). The Panel discussed each entry with the relevant presentation boards set up in front of them and decided upon the appropriate category by consensus or vote.

24. The Technical Panel came to an early conclusion that a relatively high proportion of entries would generally meet the requirements of the Competition Brief and that it would assist the Jury if entries in Category 1 were sub-divided into those which were -

- (a) well presented, with innovative ideas and commendable design concepts (Category 1(a)); and
- (b) of average quality with some good features (Category 1(b)).

25. The Professional Advisor advised the Technical Panel that, after reviewing the entries, he considered a total of 12 entries should be recommended for disqualification for failing to meet the Competition requirements in specific non-technical respects. The Technical Panel endorsed the Professional Advisor's advice in respect of all 12 submissions after they had assessed the individual entries concerned.

26. The Technical Panel advised the Jury that, among the 161 entries, 54 entries generally met the requirements of the Competition Brief, of which 21 were considered to be well presented, with innovative ideas and commendable design concepts. The Entry Concerned was among one of these 21 entries.

27. The Technical Panel agreed that its assessments and any particularly noteworthy aspects or major technical shortcomings should be drawn to the attention of the Jury.

28. In determining the extent of disclosure, the Government has to ensure fairness to all entrants and jurors by balancing its obligation to maintain confidentiality of all relevant information relating to the entrants and jurors (the confidentiality requirement in paragraphs 25 and 33 of the Competition Document refers: see paragraph 7 above) and the public interest. The Report of the Technical Panel (without its annex and the assessment forms) is attached at **Annex 9²**. As for the minutes of the Technical Panel meetings, upon careful consideration, we note that the minutes contain no specific assessment or mention of The Entry Concerned (save that it was assessed as falling within Category 1(a)) and are immaterial to the consideration of the allegations against Mr Leung, as he was not involved in the Technical Panel proceedings. Following the principle of confidentiality, we consider that the minutes concerned should not be disclosed.

Consistency with Government policy objectives

29. The Competition Brief stated that the proposals submitted should be in compliance with the policy objectives of the Government in terms of promoting the development of the arts and culture and making available to the community a wide choice of arts and cultural facilities. The then Home Affairs Bureau, which was responsible for arts and cultural policy, assessed the individual

² At the request of the LegCo Subcommittee on West Kowloon Cultural District Development in April 2005, the consent of the Chairman and members the Technical Panel had been obtained to disclose the Technical Panel Report without its annex and the assessment forms.

entries in strict confidence as to their broad consistency with the Government's policy objectives in promoting the arts and culture. The Jury was informed of their findings.

Adjudication Process by the Jury

30. The 161 entries, together with the advice of the Technical Panel, were dispatched to members of the Jury towards the end of January 2002 for their perusal in advance of the Jury meeting.

31. Participants were also required to submit a set of five boards, showing their urban design concept plan, their master layout plan, selected cross-sections, elevations and perspectives and a colour print of a model of their proposals, for presentation and display purposes: these were displayed in an anonymous manner for members of the Jury to study individually and in detail on 24 February 2002, before the adjudication sessions, and throughout these sessions.

32. The Jury met from 25 to 28 February 2002 at the City Hall in Hong Kong, and spent 26 and 27 February 2002 on the adjudication of entries and the morning of 28 February 2002 finalising its decisions and compiling its commentary on the entries that it had selected as the five winners. Mr Leung took part in the adjudication process. The process of selecting the winning entries is set out at **Annex 10**. Taking into account the confidentiality consideration not to disclose information about other jurors and entrants and to present Mr Leung's voting record in context, we have prepared a note based on the contemporaneous record at **Annex 11**. We have asked for Mr Leung's consent to disclose a note in substantially the same form as **Annex 11**, but unequivocal and unconditional consent has not been given. In light of the Committee's request and considerations of public interest, even in the absence of such consent we have decided that the public interest involved is sufficient to justify disclosure of the note at **Annex 11**. The Jury proceedings are set out in the Jury Report (copy at **Annex 12**) released in September 2002, and we have a record of the votes cast at each round of voting and discussion. However, we do not have any minutes of discussions during the adjudication process.

33. As mentioned in paragraph 17 above, upon receipt of Mr Leung's oral report that a company associated with him was among the project team of The Entry Concerned, the Jury decided to disqualify The Entry Concerned. There was no written record of the discussion leading to the making of the disqualification decision.

34. Subsequently, in response to Mr Leung's letter dated 11 March 2002 mentioned in paragraph 18, the Competition Team replied to Mr Leung on 23 March 2002, mentioning that it would inform Lord Rothschild that Mr Leung had provided the supplementary declaration agreed upon when the matter had been discussed on 28 February 2002 (relevant letter at **Annex 13**). The supplementary information was subsequently reported to Lord Rothschild, and no further action was taken.

35. Our responses to requests for information from Hon Lee Wing-tat, Hon Alan Leong and Hon Paul Chan are at **Annexes 14 to 16**. A chronology of events from launch of the Competition to the announcement of results is at **Annex 17**.

Home Affairs Bureau
February 2012

Concept Plan Competition for the Development of an Integrated Arts, Cultural and Entertainment District at the West Kowloon Reclamation, Hong Kong

Annex 1



Competition Document



Copyright Notice

The content of this Competition Document, including but not limited to all text, plans, drawings, photographs and compilation of data or other materials are protected by copyright. The Government of the Hong Kong Special Administrative Region and/or each other party as copyright owner(s) are the owner(s) of copyright in this Competition Document. Subject to other express notice, any reproduction, adaptation, distribution, dissemination, making available to the public or other use of such copyright works is strictly prohibited unless prior written authorisation is obtained from Planning and Lands Bureau.

Licence for Reproduction and Use of Materials

The plans, drawings and photographs contained in the Competition Document may be printed and/or reproduced and used by the participants in preparing for and participating in the competition. It is the responsibility of the participants to ensure that an acknowledgment in the following form shall appear where any of the plans, drawings and photographs is reproduced or used:

"This material is taken from Planning and Lands Bureau's Competition Document and is reproduced with the permission of the Government of the Hong Kong Special Administrative Region. All rights reserved."

Copyright Notice

The content of this Competition Document, including but not limited to all text, plans, drawings, photographs and compilation of data or other materials are protected by copyright. The Government of the Hong Kong Special Administrative Region and/or such other party as expressly acknowledged are the owners of copyright works contained in this Competition Document. Subject to other express notice, any reproduction, adaptation, distribution, dissemination, making available to the public or other use of such copyright works is strictly prohibited unless prior written authorization is obtained from Planning and Lands Bureau.

Licence for Reproduction and Use of Materials

The plans, drawings and photographs contained in the Competition Document may be printed and/or reproduced and used by the participants in preparing for and be incorporated as part of the deliverables in this Competition, provided that an acknowledgement in the following form shall appear where any of the plans, drawings and photographs is reproduced or used :

“This material is taken from Planning and Lands Bureau’s Competition Document and is reproduced/used with the permission of the Government of the Hong Kong Special Administrative Region. All rights reserved.”

EXECUTIVE SUMMARY

- The Competition** : To invite conceptual proposals for the development of a prominent waterfront area at the West Kowloon Reclamation in Hong Kong into an integrated arts, cultural and entertainment district.
- Objective** : Through the development, to enhance Hong Kong's position as Asia's premiere centre of arts, culture and entertainment and create a new look for Victoria Harbour.
- Scheme Area** : A newly reclaimed site of 40 hectares at the southern tip of the West Kowloon Reclamation in Kowloon Peninsula, Hong Kong. It is in close proximity to Tsim Sha Tsui which is a vibrant tourist, shopping and entertainment district with a wide range of leisure, entertainment as well as arts and cultural facilities.
- The Proposals** : The concept plan proposals should provide vision and innovative and viable ideas that will shape the future development of this waterfront area as a unique attraction for both local people and visitors. The proposals should be aesthetically attractive, functional, broadly feasible and in compliance with the policy objectives of the Government of the Hong Kong Special Administrative Region (the HKSARG) in promoting arts and culture.
- Development Right** : There is **no** linkage between the Competition and the eventual development right of the Scheme Area.
- Development of Scheme Area** : It is the intention of the HKSARG that following the Competition, a team will be appointed through the normal consultants selection process, to finalize a detailed masterplan for the Scheme Area on the basis of the winning conceptual proposals, if appropriate. Winners of the Competition will be automatically pre-qualified for inclusion in the list of consultants to be invited for bidding for the masterplanning work.
- Based on the detailed masterplan, the HKSARG will then decide on how the Scheme Area will be developed. Packages within the Scheme Area suitable for private sector development will be decided by public tender, which will be open to all. Subsequent architectural design competitions may be conducted for selected individual buildings/facilities. Winners of the Competition will also be invited to take part in bids for development and informed of the subsequent architectural design competitions for individual buildings/facilities in the Scheme Area.
- Eligibility** : The Competition is open to all qualified planners and architects.
- Registration** : Begins : 7 April 2001
Deadline : 8 June 2001 (5:00 p.m. Hong Kong time)
- Submission** : Deadline : 29 September 2001 (12:00 noon Hong Kong time)

Awards : First Prize : HK\$3.0 million
Second Prize : HK\$1.5 million
Honourable Mentions (3) : HK\$0.8 million each

For Further Information : Coordinator for the West Kowloon Reclamation Concept Plan Competition

Room 723, 7/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Fax : (852) 2117 0772

Email : wkrcpc@pland.gov.hk

Website : <http://www.plb.gov.hk/competition>

**CONCEPT PLAN COMPETITION
FOR THE
DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL AND
ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION,
HONG KONG**

TABLE OF CONTENTS

SECTION I – GENERAL CONDITIONS

PAGE

THE COMPETITION	1
DEVELOPMENT RIGHT.....	1
DEVELOPMENT OF SCHEME AREA.....	1
THE ORGANIZER	2
SCHEDULE	2
JURY.....	3
TECHNICAL PANEL.....	4
PROFESSIONAL ADVISOR.....	4
HONORARY SPECIAL ADVISOR.....	4
ENTRY REQUIREMENTS AND REGISTRATION.....	4
INELIGIBILITY	5
ENQUIRIES BY PARTICIPANTS.....	6
DELIVERABLES.....	6
SUBMISSION REQUIREMENTS	7
ANONYMITY.....	8
SUBMISSION DEADLINE.....	9
INSURANCE	9
ASSESSMENT CRITERIA.....	9
CONFIDENTIALITY	10
PRIZES AND RESULTS	10
INTELLECTUAL PROPERTY RIGHTS.....	10

RESERVATION.....	11
LANGUAGE AND TIME.....	11
DISQUALIFICATION.....	12
JURISDICTION	12

SECTION II – COMPETITION BRIEF

PAGE

PURPOSE OF THE BRIEF	13
BACKGROUND.....	13
OBJECTIVES OF THE COMPETITION.....	14
THE SCHEME AREA	15
SITE ENVIRONS.....	15
DEVELOPMENT OPPORTUNITIES.....	16
DEVELOPMENT CONSTRAINTS.....	17
PLANNING PARAMETERS AND REQUIREMENTS.....	18

SECTION III – ATTACHMENTS

ANNEXES

- 1 COMPOSITION OF THE TECHNICAL PANEL
- 2 ASSESSMENT CRITERIA
- 3 EXISTING MAJOR CULTURAL FACILITIES IN HONG KONG
- 4 LIST OF DEVELOPMENT CONSTRAINTS
- 5 CULTURE AND HERITAGE COMMISSION'S VISION ON WEST
KOWLOON RECLAMATION DEVELOPMENT
- 6 THE VISION AND GOALS FOR VICTORIA HARBOUR

OTHERS

- PLANS
- FIGURES

SECTION I – GENERAL CONDITIONS

**CONCEPT PLAN COMPETITION
FOR THE
DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL AND
ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION,
HONG KONG**

SECTION I – GENERAL CONDITIONS

THE COMPETITION

1. This is a land-use planning and urban design competition inviting conceptual proposals for the development of a 40-hectare prominent waterfront site at the southern tip of the West Kowloon Reclamation in Hong Kong (the Scheme Area) into an integrated arts, cultural and entertainment district. The proposals should provide vision and innovative and viable ideas that will shape the future design and development of the Scheme Area. (Details of the Scheme Area are contained in paragraphs 9 and 10 of Section II.)

DEVELOPMENT RIGHT

2. There is no linkage between the Competition and the eventual development right of the Scheme Area.

DEVELOPMENT OF SCHEME AREA

3. It is the intention of the Government of the Hong Kong Special Administrative Region (the HKSARG) that following the Competition, a team will be appointed through the normal consultants selection process, to finalize a detailed masterplan^{Note 1} for the Scheme Area on the basis of the winning conceptual proposals, if appropriate. Save as otherwise specified hereunder (paragraph 38 refers), winners of the Competition will be automatically pre-qualified for inclusion in the list of consultants to be invited for bidding for the masterplanning work.
4. Based on the detailed masterplan, the HKSARG will then decide on how the Scheme

^{Note 1} In preparing the masterplan, the team will be expected to conduct various technical assessments including, inter alia, a traffic impact assessment, an environmental impact assessment, an engineering feasibility study and a financial viability assessment to ascertain the feasibility of implementing the winning conceptual proposals, and to recommend a programme of implementation.

Area will be developed. Packages within the Scheme Area suitable for private sector development will be decided by public tender, which will be open to all. Subsequent architectural design competitions may be conducted for selected individual buildings/facilities. Save as otherwise specified hereunder (paragraph 38 refers), winners of the Competition will also be invited to take part in bids for development and informed of the subsequent architectural design competitions for individual buildings/facilities in the Scheme Area.

THE ORGANIZER

5. The Competition is organized by the Planning and Lands Bureau (the Organizer) of the Hong Kong Special Administrative Region Government. All correspondence related to the Competition shall be sent to the following address:

Coordinator for the West Kowloon Reclamation Concept Plan Competition

Room 723, 7/F, North Point Government Offices,

333 Java Road, North Point,

Hong Kong

Fax : (852) 2117 0772

Email : wkrcpc@pland.gov.hk

SCHEDULE

6. The schedule of the Competition is set out below:

<u>Date</u>	<u>Event</u>
6 April 2001	Announcement of the Competition
7 April 2001	Registration begins
8 June 2001 (5:00 p.m. Hong Kong Time)	Deadline for registration
15 June 2001	Deadline for enquiries
29 September 2001 (12:00 noon Hong Kong Time)	Deadline for submission of conceptual proposals
November/December 2001	Assessment of the proposals
1st quarter 2002	Announcement of result of the Competition ^{Note 2}
2nd quarter 2002	Exhibition of winning proposals ^{Note 2}

^{Note 2} The Organizer will announce the exact date in due course.

7. The Organizer reserves the right to alter the dates of the above schedule. The Organizer shall advise all registered parties of any changes to the above schedule in writing or through the Competition Website (<http://www.plb.gov.hk/competition>).

JURY

8. Conceptual proposals submitted shall be adjudicated by a Jury made up of 10 members :

Chairman : The Lord Rothschild, GBE
Jury Member, The Pritzker Architecture Prize,
Chairman of the Hermitage Development Trust, the Gilbert
Collection Trust and the Heather Foundation for the Arts at
Somerset House in London, England

Members : Mr. C. Nicholas Brooke, BBS, JP
Vice-Chairman, Metro Planning Committee, Town Planning Board,
Hong Kong

Professor CHANG Hsin-kang, JP
Chairman, Culture and Heritage Commission, Hong Kong

The Hon Mrs. Selina CHOW, JP
Chairman, Hong Kong Tourism Board, Hong Kong

Professor Peter F.V. Droege
Professor of Urban Design, Faculty of Architecture, University of
Sydney, Australia

Professor LAU Sau-shing, Patrick, SBS
Professor of Architecture, The University of Hong Kong

The Hon LEUNG Chun-ying, GBS, JP
Convenor, Executive Council, Hong Kong

Mr. Peter W. Rogers
Director, Stanhope Plc., London, England

Professor Peter G. Rowe

Dean, Graduate School of Design, Harvard University, Cambridge,
Massachusetts, USA

Professor WU Liangyong

Professor and Director, Institute for Architectural and Urban Studies,
School of Architecture, Tsinghua University, Beijing, China

TECHNICAL PANEL

9. The Jury will be assisted by a Technical Panel consisting of 10 members chaired by the Director of Planning. The composition of the Panel is at *Annex 1*. The main role of the Technical Panel is to provide advice to the Jury on the technical assessments of individual submissions. The Chairman of the Technical Panel shall attend the meetings of the Jury to present the Panel's assessments, but he shall not take part in the return of the verdict of the Competition.

PROFESSIONAL ADVISOR

10. The Organizer has appointed Mr. Bill Lacy as Professional Advisor to the Competition. His main role is to provide advice on the organization and management of the Competition through the various stages, and on compliance with the Competition rules and submission requirements. He shall attend the meetings of the Technical Panel and the Jury.

HONORARY SPECIAL ADVISOR

11. Mr. I. M. Pei, Architect, will be the Honorary Special Advisor to the Competition.

ENTRY REQUIREMENTS AND REGISTRATION

12. The Competition is open to all qualified planners and architects, as defined by the requirements in existence in their respective place of practice. Both individual and collaborative entries by multi-disciplinary project teams are permitted, and entries can be made on behalf of limited companies, provided that the team or the company is represented by a qualified planner or architect, and that the application for registration is made in the name of that planner or architect. In the case of companies or project teams, information on all participants and such company information as requested in the Registration Form (see paragraph 13) shall be provided to the Organizer. Each individual participant or company or project team shall only make one submission and

each individual shall only participate in one submission either in an individual capacity, on behalf of a company or as a member of a project team.

13. Interested participants shall register their interest in the Competition by submitting to the Organizer a duly completed Registration Form. There shall only be one Registration Form submitted by any individual participant, company or project team. The Registration Form can be obtained from the address as set out in paragraph 5 or downloaded from the Competition Website (paragraph 7 refers). The completed Registration Form should be submitted in duplicate and reach the Organizer on or before 8 June 2001 (5:00 p.m. Hong Kong time). A certified true copy of proof of eligibility shall be submitted together with the Registration Form. **Late registration will not be accepted.**
14. Upon receipt of the duly completed Registration Form, the Organizer will issue to each registrant an acknowledged duplicate of the same to serve as an identification document at the time of making the submission to the Organizer. Failure to produce the acknowledged duplicate of the completed Registration Form on submission of proposal shall result in disqualification of the submission by the Organizer.
15. By participation in this Competition, the participants (which includes, in the case of a project team, all members of the team) accept all the rules, requirements and conditions as set out in this Competition Document (including, in particular, the requirement with regard to the licensing of all intellectual property rights (paragraph 38 refers) to the HKSARG) and shall abide by them.

INELIGIBILITY

16. All those likely to be in conflict of interest are excluded from the Competition including but not necessarily limited to the following:

 - (i) Persons closely associated with the Competition and their immediate family members;
 - (ii) Members of the Jury and the Technical Panel, and the Professional Advisor and their immediate family members;
 - (iii) An employee, any person having an employment-type contract or at continuous and close professional association or partnership with a member in category (i) and (ii) above; or

- (iv) A company of which a member in category (i) and (ii) above is a director or major shareholder.

ENQUIRIES BY PARTICIPANTS

17. Registrants of the Competition may seek clarifications or make enquiries on the details of the Competition before the deadline for enquiries as set out in the Schedule in paragraph 6 of this Section. Apart from the specified period, the Organizer shall not respond to any enquiries or requests for clarification from participants relating to the Competition.
18. All enquiries shall be addressed to the Organizer by letter, by fax or through e-mail to the address as stated in paragraph 5 above. The Organizer will send relevant responses, either in English or in Chinese, depending on the language used in the enquiry, to the enquirers in writing, as well as upload the enquiry and responses to the Competition Website as soon as they are ready.

DELIVERABLES

19. Registered participants shall submit :
- (i) **35 copies** of their Concept Plan Proposal comprising the following :
- (a) *A Development Statement* to explain the overall proposal for the Scheme Area including the underlying planning principles, design concept, proposals and parameters, broad traffic arrangements as well as a broad order of development cost. The Statement should also provide arguments on how the planning objectives can be achieved through their development ideas;
- (b) *An Urban Design Concept Plan* to explain the overall urban design concept, including built form, character and identity, landmarks, focal points, view corridors, linkages, and interface between buildings and open space;
- (c) *A Master Layout Plan* to outline the distribution of the proposed uses, disposition of buildings, open space and landscape framework, and the pedestrian and road network including the proposed traffic circulation pattern;

- (d) A maximum of *three Cross-sections and/or Elevations* to be taken through the Scheme Area to show the height, form, uses and cross-sections/elevations of buildings, including a Cross-section and/or Elevation along the E-W axis (outline of the future MTRC and possible KCRC developments to the immediate north of the Scheme Area should also be shown as the backdrop);
- (e) A maximum of *four Perspective Drawings* at different prominent vantage points to show the built form and special features of the proposed developments, including one Perspective Drawing showing an aerial view of the Scheme Area; and
- (f) *A colour printout/photograph of a model* (either in the form of a computer generated model or a physical model) of the proposal.

(ii) **1 set of 5 boards** for presentation and display purposes (paragraph 21 refers).

SUBMISSION REQUIREMENTS

20. The Concept Plan Proposal shall be presented in A3 size format and bound together as a single document. The following specific requirements are applicable:

- (i) the total number of pages for the Development Statement *shall not exceed 20*, including annexes (if any) but excluding plans/drawings as set out in (ii) to (iv) below, for either the English or the Chinese version (paragraph 22 refers);
- (ii) the Urban Design Concept Plan and the Master Layout Plan shall each be prepared in the scale of 1:2,000;
- (iii) the Cross-sections and/or Elevations shall be prepared in the scale of 1:2,000 with each drawing to be shown on a separate sheet of paper; and
- (iv) each Perspective Drawing shall be shown on a separate sheet of paper.

In respect of (ii) to (iv) above, the plans/drawings shall be prepared in the specified scale as appropriate, and suitably reduced to A3 size for binding.

21. The set of 5 boards for presentation and display shall respectively comprise the following plans/drawings:

- (i) the Urban Design Concept Plan;
- (ii) the Master Layout Plan;
- (iii) selected Cross-section(s) and/or Elevation(s);
- (iv) selected Perspective(s); and
- (v) the colour printout/photograph of the model (please see paragraph 19(i)(f)).

The plans/drawings shall be at the appropriate scale as set out in paragraph 20. Each plan/drawing shall be mounted on a B1 size board (1000 mm x 707 mm) made of lightweight material with a maximum thickness of 12.5 mm.

- 22. All submissions shall be in English and/or Chinese. For the English version, a font size of 12 with single line spacing and a margin of 2.5cm (all sides) shall be adopted in the written submissions. For the Chinese version, a font size of 12 with a line spacing of point 18 and a margin of 2.5cm (all sides) shall be adopted. The system of unit of measurement to be used shall be the SI (International System of Units).
- 23. To facilitate the preparation of the plans, a Base Plan may be downloaded from the Competition Website (paragraph 7 refers) for participants' use.
- 24. The Organizer is not responsible for return of any submission materials. Participants may, however, request for the return, at their own cost, of the presentation materials (i.e. the plans/drawings as set out in paragraph 21) after the Competition and prior arrangement should be made with the Organizer.

ANONYMITY

- 25. Submission materials shall be kept anonymous. No mark of any sorts, which can identify the participants, their multi-disciplinary teams, consultants or associates, shall be made on all submission materials. Participants shall mark clearly in their submission materials an identification number (to be chosen by themselves) comprising a six-digit number and two letters of the alphabet 10mm high. For the bound document (paragraph 20 refers), only one copy shall be marked with the identification number, which shall only be shown at the lower right hand corner of the cover page. For the presentation materials (paragraph 21 refers), the identification number shall appear in the lower right hand corner at the back of the boards.
- 26. All submission materials shall be wrapped twice. The bound document and the presented materials should be individually wrapped. After receipt and checking, staff of the Organizer shall remove and destroy the outer wrapper. The inside wrapper shall be free of any identifying marks whatsoever. No covering letter of any

sort shall be produced.

27. A sealed and opaque envelope containing :

- (i) a copy of the acknowledged duplicate of the completed official Registration Form (paragraph 13 refers);
- (ii) in the case of project team, updated information on all participants as shown in the Registration Form (paragraph 12 refers), where appropriate; and
- (iii) a summary, at no more than two pages of A4 size, of the curriculum vitae of all the team members

should be affixed to the inner wrapper of the bound document. Only the identification number of 10mm high should be marked in the lower right hand corner of the envelope. The Organizer shall remove the envelope and keep it in a secured place.

SUBMISSION DEADLINE

- 28. All submission materials must reach the Organizer on or before 29 September 2001 (12:00 noon Hong Kong time). **Late submissions will not be accepted.**
- 29. After participants have submitted their proposals, **no new or additional information shall be admitted or considered by the Jury** unless the Organizer requests such information in writing. All communications shall be made in writing.

INSURANCE

- 30. It is the responsibility of participants to insure the submission materials under delivery to the Organizer as well as to assume the cost of delivery. The Organizer shall insure the submission materials from the time they are received to the close of the exhibition (paragraph 6 refers).

ASSESSMENT CRITERIA

- 31. All submissions will be judged in accordance with the broad assessment criteria as set out in *Annex 2*, details of which shall be established by the Jury.
- 32. The decisions of the Jury shall be final and cannot be appealed against.

CONFIDENTIALITY

33. The Organizer shall keep the identification numbers (paragraph 25 refers) confidential and shall replace them by serial numbers for use by the Jury and the Technical Panel to maintain the anonymity of the participants. The assessment process will be carried out in strict confidence. The Organizer shall not disclose the details of the assessments. Before the completion of the Competition, any person, without prior authorization of the Organizer, shall **not** disclose, exhibit or publish the submitted proposals in any form.

PRIZES AND RESULTS

34. Five winning proposals will be awarded with cash prizes as follows:

- (i) First Prize : *HK\$ 3.0 million*
- (ii) Second Prize : *HK\$ 1.5 million*
- (iii) Honourable Mentions (3) : *HK\$ 0.8 million each*

35. The results of the Competition will be announced through the mass media. Registrants of the winning proposals will be notified directly of the results by post and fax. A copy of the Jury report shall be published after the Competition.

INTELLECTUAL PROPERTY RIGHTS

36. All works comprised in the submitted deliverables should be the original works of the participants and should not contain any materials infringing any third party intellectual property rights.
37. The Organizer shall be entitled to make copies of all or any of the deliverables submitted by the participants for the purpose of assessment or to keep such copies for record purpose.
38. Each of the participants of the winning proposals (including, in the case of a project team, all members of the team) shall grant to the HKSARG an exclusive, freely transferable, sub-licensable, royalty-free and irrevocable licence to use, adapt and modify the works contained in the winning proposals and all intellectual property rights subsisting in the winning proposals for all the purposes in respect of or in connection with the Scheme Area. In addition, the HKSARG shall be entitled to:
- (i) display, exhibit and/or make available the winning proposals or any part(s) of

the winning proposals (whether in physical or electronic form) to the public;
and

- (ii) publish the winning proposals or any part(s) of the winning proposals in any medium.

The licence shall be deemed to be granted to the HKSARG forthwith after the results of the Competition are announced and shall be in effect until expiry of the term of protection afforded to the intellectual property rights subsisting in the winning proposals. To assure to the HKSARG the rights herein granted, such participants shall as soon as possible on the request of the Organizer do all things and execute all such further instruments or documents for the purpose of conferring the said rights and interests to the HKSARG^{Note 3}. If any participant of the winning proposal(s) fails to execute such licence, the relevant winning proposal(s) shall be disqualified and such participant, together with other participant(s) (if any) of the relevant winning proposal(s), will not be considered for the subsequent appointment for the masterplanning work, for bids for development and for the subsequent architectural design competitions for individual buildings/facilities in the Scheme Area.

- 39. Any assignment made by the owners of the intellectual property rights subsisting in the winning proposals shall be subject to the licence of the HKSARG set out in paragraph 38. The owners shall also impose obligation(s) on the assignees regarding their subsequent assignment(s) of such intellectual property rights to be made subject to the licence of the HKSARG to the intent that such obligation(s) shall apply to all subsequent assignees.

RESERVATION

- 40. The HKSARG will not be bound to adopt the winning concept plan proposals as the basis for the finalization of the detailed masterplan for the Scheme Area.

LANGUAGE AND TIME

- 41. The languages used in this Competition are English and/or Chinese, which are the official languages of the Hong Kong Special Administrative Region. Submissions may be made in English and/or Chinese.
- 42. In the case of any discrepancy between the English and Chinese languages used, the

^{Note 3} The Organizer shall notify the registrants of the winning proposals of the details nearer the time.

interpretation of the Jury shall be final and conclusive.

43. Throughout the course of the Competition, time mentioned in the Competition Document issued by the Organizer shall be construed as Hong Kong time.

DISQUALIFICATION

44. Any participant who does not abide by the rules, requirements or conditions as set out in this Competition Document may result in disqualification of the relevant submission.

JURISDICTION

45. This Competition Document shall be governed by and construed in all respects according to the laws from time to time in force in the Hong Kong Special Administrative Region. The Organizer and the participants shall submit to the jurisdiction of the Hong Kong courts.

---- END OF SECTION I ----

SECTION II – COMPETITION BRIEF

**CONCEPT PLAN COMPETITION
FOR THE
DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL AND
ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION,
HONG KONG**

SECTION II – COMPETITION BRIEF

PURPOSE OF THE BRIEF

1. This Competition Brief sets out the planning contexts of the Scheme Area and the overall requirements for the concept plan proposals to be submitted under the Competition.

BACKGROUND

2. The Chief Executive of the Hong Kong Special Administrative Region in his 1999 Policy Address announced the intention to develop Hong Kong into an international centre for cultural exchanges, and to put Hong Kong on the map as the events capital of Asia. To enhance Hong Kong's position as Asia's premiere centre of arts, culture and entertainment, the HKSARG is planning to develop the southern tip of the West Kowloon Reclamation into an arts, cultural and entertainment district by pulling together a diverse range of arts, cultural and entertainment related activities in the area and to form a critical mass of such facilities with distinguished identity.
3. The arts, culture and entertainment opportunities to be provided at the Scheme Area will enrich Hong Kong's quality of arts and cultural life, attract tourists and help create a new look along the waterfront for this central part of Victoria Harbour.
4. The development of an integrated arts, cultural and entertainment district is in line with the Hong Kong Planning Standards and Guidelines ^{Note 4} which stipulate that the planning for major arts, cultural and entertainment facilities should pay attention to the concept of agglomeration and the planning principles should include:

^{Note 4} The Hong Kong Planning Standards and Guidelines is a Government manual of criteria for determining the scale, location and site requirements of various land uses and facilities.

- (i) achieving a critical mass of cultural and entertainment facilities supported by mixed commercial, hotel and residential uses; and
 - (ii) developing landmark cultural buildings and focal points such as piazzas and specially designed waterfront promenade to provide opportunities for open-air performance.
5. At present, there are a number of major cultural venues in Hong Kong. (See *Annex 3*). It is envisaged that through the development of the Scheme Area, the following arts and cultural objectives could be achieved:
- (i) enhancing the pluralistic development of our cultural scene;
 - (ii) encouraging private sector participation in the rendering of cultural and leisure services; and
 - (iii) bringing in more international expertise and professionalism in the management of cultural facilities.
6. The waterfront areas on the opposite side of Victoria Harbour, i.e. Central Reclamation Phase III and Wan Chai Development Phase II, are planned for the development of vibrant waterfronts of international standard for the enjoyment of the public and tourists. A booklet entitled "The New Central Waterfront – Enhancement of Victoria Harbour" covering Central Reclamation Phase III is made available separately in this Folder to participants.
7. The ongoing "Planning Study on the Harbour and its Waterfront Areas – An Assessment of the Potential of the Harbour for Tourism Purposes" ("the Harbour Plan Study"), managed by the Planning Department of the HKSARG, is aimed at exploring the tourism potential of the Harbour and its waterfront areas. The outcome of this Competition will be integrated into the Harbour Plan. The Harbour Plan Study was commenced in December 1999 and is scheduled for completion by late 2001.

OBJECTIVES OF THE COMPETITION

8. The primary objective of the Competition is to invite conceptual proposals for the development of an integrated arts, cultural and entertainment district in the Scheme Area. The submitted proposals should provide vision and innovative and viable ideas that shape the future development of this prime waterfront area and contribute to a high quality urban form as a unique attraction for both local people and visitors. The proposals should be aesthetically attractive, functional, broadly feasible and in

compliance with the policy objectives of the HKSARG in promoting arts and culture.

THE SCHEME AREA

9. The location and boundary of the Scheme Area are shown on the attached *Plans 1* and *2* respectively. The Scheme Area, with an area of about 40 hectares, is situated at a prominent location in the southwestern corner of the Kowloon Peninsula near Tsim Sha Tsui district and serves as a gateway to the central Victoria Harbour. It is bounded by Canton Road in the east, Austin Road West and the Western Harbour Crossing Toll Plaza in the north, and the seawall in the west and south. A large part of the Scheme Area is readily available for development, whilst about 7 hectares (hatched area on *Plan 2*) will be reclaimed by July 2002. Photomontages showing the Scheme Area and its surroundings are in *Figures 1* and *2*.
10. The Scheme Area is covered by a statutory land use plan i.e. the draft South West Kowloon Outline Zoning Plan (OZP) No. S/K20/10. On the OZP, the western part of the Scheme Area is designated as a regional park and the eastern part for commercial, residential, open space and government, institution or community uses. A copy of the OZP together with its Notes and Explanatory Statement is made available separately in this folder for participants' reference. Participants are, however, not bound by the land use proposals as set out in the current OZP. Subject to the outcome of this Competition and more detailed masterplan studies, as well as the HKSARG's decision on the development of the Scheme Area, the current zonings of the Scheme Area on the OZP may have to be amended under the Town Planning Ordinance (Chapter 131 of the Laws of Hong Kong) accordingly.
11. To allow flexibility in the planning and design for this area, participants may submit proposals that extend beyond the boundary of the Scheme Area provided that full justifications are given to substantiate their proposals. However, in making such proposals, full regard should be given to the Protection of the Harbour Ordinance (Chapter 531 of the Laws of Hong Kong), which states that the Harbour is to be protected and preserved as a special public asset and a natural heritage of the people of Hong Kong, and for that purpose there shall be a presumption against reclamation in the Harbour.

SITE ENVIRONS

12. To the immediate north of the Scheme Area are the Mass Transit Railway Corporation's (MTRC's) Airport Railway Kowloon Station and its associated commercial/residential/hotel developments (please refer to *Plan 3*). The site,

consisting of 13.5 hectares, has been divided into 7 packages for development. Package 1 of the scheme has been completed, Packages 2 to 4 are under construction and developments for Packages 5 to 7 are expected to commence shortly. The building height of Packages 1 to 6 varies from about 30 to 70 storeys. Package 7 of the development, with a building height of 102 storeys (approx. 580mPD) planned mainly for office and hotel uses, will become a distinct feature of the area upon completion (see **Figure 3** on Photomontage of the proposed subject development).

13. To the east of the Airport Railway Kowloon Station is a 5.7-hectare site intended for mixed commercial and residential development. The site may be required for the Kowloon Canton Railway Corporation's (KCRC's) West Rail West Kowloon Station development. The southern section of this site (2.5 hectares) is yet to be reclaimed.
14. Further east of the possible West Rail West Kowloon Station's site are two sites reserved for private residential development earmarked for land disposal in 2002/03. Development intensity of these two sites is restricted to a maximum plot ratio of 6.
15. Opposite to the eastern end of the Scheme Area (junction of Austin Road and Canton Road) is a private residential site currently under construction. With a plot ratio of 9, the project comprises three 63-storey (approx. 214mPD) buildings. The project is scheduled for completion in mid 2002 to provide about 1,000 flats.
16. The Yau Ma Tei Typhoon Shelter (with an associated public cargo working area) and the Toll Plaza of the Western Harbour Crossing are located to the northwest of the Scheme Area.
17. **Plan 3** shows the locations of the above developments vis-à-vis the Scheme Area.

DEVELOPMENT OPPORTUNITIES

18. The prominent waterfront location and comprehensive scale of the Scheme Area offers opportunities to develop a vibrant and attractive waterfront through the provision of arts, cultural, entertainment, recreational, leisure, tourist and spectator events along the Harbour.
19. The nearby Tsim Sha Tsui district is a traditional tourist and shopping area with a wide range of hotels, shopping/entertainment facilities as well as arts/cultural facilities. The development of the Scheme Area into an integrated arts, cultural and entertainment district would achieve agglomeration, and the arts and cultural facilities provided therein would also complement and enhance the existing provision in Hong

Kong.

20. The Scheme Area is in close proximity to the MTRC's Airport Railway Kowloon Station and the KCRC's possible West Rail West Kowloon Station. The opportunity exists for the provision of dedicated pedestrian links with these two stations, thereby providing an efficient and environmental-friendly form of mass transport linking the Scheme Area to other parts of Hong Kong.
21. The existing Kowloon Park and Tsim Sha Tsui East waterfront promenade are well-patronized. There is opportunity to provide integration between the existing open spaces in Tsim Sha Tsui with those proposed in the Scheme Area with a view to forming a comprehensive open space and landscape network. This network, together with the Scheme Area could provide venues for a variety of arts and cultural functions, particularly during the weekends and festive seasons. They could also provide viewing areas for major events in the Victoria Harbour held on important occasions, such as the firework displays celebrating Chinese New Year and National Day.
22. Photographs of selected areas in Tsim Sha Tsui, the Central and Wan Chai waterfronts are also presented in the Competition Website for general reference.

DEVELOPMENT CONSTRAINTS

23. The Scheme Area has a number of development constraints, which are existing, planned or temporary in nature. Most of the technical constraints can be ameliorated by means of redesign or reprovisioning elsewhere and could be addressed at the detailed masterplan stage. There are, however, a number of existing constraints which should be taken as **given** and must be taken into account at the conceptual proposal stage. The major ones are:
 - (i) The existing MTRC's Airport Railway alignment, its associated underground facilities and ventilation building; and
 - (ii) The existing Western Harbour Crossing alignment, its associated underground facilities and ventilation building.
24. A full list of these fixed constraints is appended at **Annex 4** which should be read in conjunction with **Plan 4**.

PLANNING PARAMETERS AND REQUIREMENTS

Land Uses and Facilities

25. In line with the overall planning intention, the proposals should generate innovative concepts for an integrated arts, cultural and entertainment district in the Scheme Area. Participants are invited to make reference to the Vision of the Culture and Heritage Commission^{Note 5} on West Kowloon Reclamation Development (see *Annex 5*) in preparing their proposals. Participants should include in their proposals a number of arts, cultural and entertainment facilities as well as other facilities (with justifications on why the latter are necessary). Participants should give an indication of the type, scale and/or seating capacity for the proposed individual arts, cultural and entertainment facilities. In addition, participants should justify how such facilities could complement each other and the existing provision to achieve integration. A list of the suggested facilities is set out below for participants' reference:

Arts and Cultural Facilities (suggestions only)

- a world-class performance venue*
- a museum complex*
- an open or semi-covered plaza with supporting facilities for holding a variety of events
- small to medium-size theatres/studios
- other complementary facilities

Entertainment and Other Facilities (suggestions only)

- themed entertainment development*
- a public pier for harbour cruise and pleasure craft*
- hotel/residential/office developments
- other complementary facilities

Development Intensity

26. Due to the special nature of the proposed uses, there is no pre-determined development intensity for the Scheme area. However, the proposals should

^{Note 5} The Culture and Heritage Commission is an advisory body appointed by the Chief Executive of the HKSARG whose main role is to advise the Government on the policies as well as funding priorities on culture and the arts.

* Priority facilities

demonstrate broad feasibility in terms of traffic arrangements. In giving an indication of the appropriate development intensity and scale of individual developments, attention should be given to the nature of the proposed uses, built form and the planning intention for the Scheme Area, which is primarily for the development of an integrated arts, cultural and entertainment district.

Planning and Urban Design Considerations

27. In planning for the Scheme Area, the Town Planning Board's^{Note 6} Vision and Goals for Victoria Harbour should be taken into account (see *Annex 6*). The Vision is to make Victoria Harbour attractive, vibrant, accessible and symbolic of Hong Kong – a harbour for the people and a harbour of life.
28. The proposals should take into consideration the principles of sustainable development to balance social, economic and environmental needs for present and future generations.
29. Participants should come up with innovative development ideas and a plausible vision for the future use of the Scheme Area that would optimize the development opportunities of the area. The proposals should be carefully argued and possess such design and aesthetic qualities as befitting for an arts and cultural district. In drawing up the conceptual proposals, participants should take into account the following planning and urban design considerations :

Uses and Activities

- (i) The proposals should establish a sense of identity. Different uses, particularly the mix of the arts and cultural facilities, should be well integrated and planned in a comprehensive manner. Disposition of the proposed uses should relate to the existing urban fabric and optimize the locational advantages of the site.
- (ii) The proposals should fully exploit the waterfront and harbour presence and translate it into development of distinguished identity. Any development should exploit the drama and the panoramic sea view of the harbour.
- (iii) The proposals should provide for attraction and development of uses that will

^{Note 6} The Town Planning Board is a statutory body established under the Town Planning Ordinance, Cap. 131 of the Laws of Hong Kong, which is mainly responsible for preparing statutory town plans, considering objections to these plans and planning applications, and conducting reviews of applications.

be catalytic in generating a greater internal level of activities and uses. Such uses should be multi-farious, attractive and vibrant.

- (iv) The proposals should maximize opportunities for attractive street-level activities, such as sidewalk cafes, festive events, arts and cultural activities and street performances.
- (v) Innovative design ideas should be explored to stimulate daytime and nighttime activities to engender a sense of festive spirit and create special highlights along the harbour through land-based and marine related functions.
- (vi) The proposals should aim at a balanced development and to achieve optimum utilization of the area. The proposals should also incorporate flexibility for future expansion and upgrading to meet changing needs.

Built Form

- (vii) The proposals should achieve cohesive and harmonious built form with appropriate scale and mass. Different buildings should be visually distinctive and yet integrated in coherent themes and possess aesthetic qualities specific to their uses.
 - (viii) Disposition and height of buildings should facilitate shared sea views and provide for visually attractive and interesting building profile. In this connection, stepped-building heights along the waterfront could be considered where appropriate.
 - (ix) The area should be designed with an aim to create landmarks and focal points. Special design features are encouraged to promote identity and character.
-
- (x) The MTRC's Airport Railway Kowloon Station development (paragraph 12 of Section II refers) should be taken into account, in particular the future 102-storey mega-tower development (Package 7) which will become a distinct feature of the area. (See *Figure 3* on Photomontage of the subject development).
 - (xi) The proposals should encourage the development of environmental-friendly buildings and energy-efficient facilities. Other environmental-friendly proposals including those for promoting energy conservation, optimization of microclimate etc. should be introduced where appropriate.

Open Space

- (xii) Endeavour should be made by the participants to provide the same level of open space as reserved on the existing OZP (i.e. about 22 hectares) as far as possible. The proposed open spaces may take different forms and be provided at various levels and should be functional and aesthetically attractive.
- (xiii) A continuous waterfront promenade should be provided with ingenious design, good-quality landscaping and easy access to facilities in the Scheme Area. This promenade should serve as the prime urban space for intensive human activities. Lookout/vantage points to enjoy the view of Victoria Harbour should be provided.
- (xiv) All public open spaces should be designed to cater for multi-user needs including the handicapped. They should be clearly visible, safe and easily accessible. Where possible, they should be linked with the primary pedestrian circulation to form an integrated open space/pedestrian network.

Landscaping

- (xv) A high quality landscape setting should be provided for the proposed developments. Broad landscaping proposals should be indicated wherever appropriate.

Pedestrian Facilities

- (xvi) A comprehensive network for pedestrian circulation serving as linkages, both vertically and horizontally, within and outside the Scheme Area should be provided.
- (xvii) Interface between pedestrians and vehicles should be minimized as far as possible by providing pedestrian priority facilities where appropriate including pedestrian precincts, decks, footbridges and subways. Submerged and semi-submerged roads should also be provided where appropriate.
- (xviii) Dedicated pedestrian access linking the proposed developments with the Airport Railway Kowloon Station and the KCRC's possible West Rail West Kowloon Station should also be provided.

- (xix) Potential direct or indirect pedestrian linkages of the Scheme Area with other existing arts and cultural facilities in Tsim Sha Tsui should be explored where appropriate.

Traffic Circulation and Parking

- (xx) A satisfactory vehicular circulation layout including emergency access should be provided. The extent and coverage of major at-grade roads should be minimized as appropriate to give priority to safe pedestrian movement and the holding of outdoor events and street-level activities. Adequate provision of car parking and loading/unloading spaces should be provided to serve the proposed developments. The provision of underground transport interchange, coach park, taxi stand should be considered.
- (xxi) Other forms of environmental-friendly and cost-effective mode of transport providing linkages both within and outside the Scheme Area should be explored where appropriate. The traffic proposals may also include different modes of transport to preserve vitality of the scheme.
- (xxii) Water-based transportation facilities such as ferry piers and public landings may be included in the concept plan where appropriate.

Integration/Interface with the Surrounding Area

- (xxiii) The Scheme Area should be well integrated and connected with its surrounding area, in particular Kowloon Park, which is a well-patronized public open space, and the MTRC developments to its immediate north. The possibility of decking over the Western Harbour Crossing Toll Plaza area for open space use should also be explored and investigated.

- (xxiv) Special consideration should be given to addressing the interface with the existing typhoon shelter and the public cargo working area to the northwest of the Scheme Area.

---- **END OF SECTION II** ----

SECTION III – ATTACHMENTS

COMPOSITION OF THE TECHNICAL PANEL

Chairman : (1) Director of Planning

Members : **Officials**

- (2) Director of Architectural Services or his representative
- (3) Director of Leisure and Cultural Services or his representative

Non-officials

- (4) Mr. Leslie H.C. CHEN
Member, the Hong Kong Institute of Landscape Architects
 - (5) Ir. Professor CHOW Che-king
Member, the Hong Kong Institution of Engineers
 - (6) Professor LAM Kin-che
Member, Advisory Council on the Environment
 - (7) Mr. David C. LEE
Member, the Hong Kong Institute of Surveyors
 - (8) Professor LUI Chun-wan, Alex
Member, the Hong Kong Institute of Architects
 - (9) Mr. TSAO Sing-yuen, Willy, BBS
Member, Hong Kong Arts Development Council
 - (10) Mr. YIP Cho-tat, Stanley
Member, the Hong Kong Institute of Planners
-

ASSESSMENT CRITERIA

(I) Planning and Design Merits

- (1) Ability to provide a compelling and plausible vision to shape the future use of the Scheme Area as an integrated arts, cultural and entertainment district
- (2) Ability to translate waterfront and harbour presence into development of distinguished identity
- (3) Ability to optimize site potential and development opportunities
- (4) Ability of adopting innovative and viable ideas and imaginative solutions to planning constraints
- (5) Ability to achieve integration and connectivity with surroundings
- (6) Ability to meet changing needs
- (7) Ability to demonstrate broad feasibility in traffic arrangements

(II) Overall Benefits to Hong Kong

- (1) Meeting the overall objective of enhancing Hong Kong's position as Asia's premiere centre of arts, culture and entertainment
 - (2) Bringing planning and urban design benefits to Hong Kong
 - (3) Meeting public aspirations and generating civic pride
-

EXISTING MAJOR CULTURAL FACILITIES IN HONG KONG**(I) Major Performance Venues**

	<u><i>Name of Facility</i></u>	<u><i>Seating Capacity</i></u>	<u><i>Location</i></u>
1.	Hong Kong Cultural Centre		Kowloon
	• Concert Hall	2019	Kowloon
	• Grand Theatre	1734	Kowloon
	• Studio Theatre	534	Kowloon
2.	City Hall		Hong Kong
	• Concert Hall	1448	
	• Theatre	463	
3.	The Hong Kong Academy for Performing Arts		Hong Kong
	• Lyric Theatre	1181	
	• Drama Theatre	415	
	• Concert Hall	380	
4.	Hong Kong Arts Centre		Hong Kong
	• Shouson Theatre	439	
	• Lim Por Yen Film Theatre	193	
5.	Kwai Tsing Theatre	905	New Territories

(II) Multi-purpose Venues

	<u><i>Name of Facility</i></u>	<u><i>Seating Capacity</i></u>	<u><i>Location</i></u>
1.	Hong Kong Stadium	40000	Hong Kong
2.	Hong Kong Coliseum	12000	Kowloon
3.	Queen Elizabeth Stadium	3500	Hong Kong
4.	Hong Kong Convention & Exhibition Centre		Hong Kong
	• Grand Hall	4000	
	• Hall 2 (standing capacity)	7000	
	• Theatre I (film show)	637	

(III) Town Halls / Community Arts Centres

<u>Name of Facility</u>	<u>Seating Capacity</u>	<u>Location</u>
1. Shatin Town Hall	1406	New Territories
2. Tsuen Wan Town Hall	1403	New Territories
3. Tuen Mun Town Hall	1400	New Territories
4. Yuen Long Theatre	920	New Territories
5. Tai Po Civic Centre	500	New Territories
6. North District Town Hall	500	New Territories
7. Ko Shan Theatre	1100	Kowloon
8. Ngau Chi Wan Civic Centre	443	Kowloon
9. Sheung Wan Civic Centre	511	Hong Kong
10. Sai Wan Ho Civic Centre	471	Hong Kong

(IV) Other Venues

<u>Name of Facility</u>	<u>Seating Capacity</u>	<u>Location</u>
1. Sunbeam Theatre (private)	1033	Hong Kong
2. Hong Kong Fringe Club	100	Hong Kong
3. Academic Community Hall (in Baptist University)	1346	Kowloon
4. Jockey Club Auditorium (in Hong Kong Polytechnic University)	1025	Kowloon
5. Sir Run Run Shaw Hall (in Chinese University of Hong Kong)	1438	New Territories

(V) Museums

<u>Name of Facility</u>	<u>Location</u>
1. Hong Kong Museum of Art	Kowloon
2. Hong Kong Museum of History	Kowloon
3. Hong Kong Space Museum	Kowloon
4. Hong Kong Science Museum	Kowloon
5. Hong Kong Heritage Museum	New Territories
6. Flagstaff House Museum of Tea Ware	Hong Kong

Name of Facility

Location

- | | | |
|----|---|-----------|
| 7. | Hong Kong Museum of Coastal Defence | Hong Kong |
| 8. | Hong Kong Film Archive | Hong Kong |
| 9. | University Museum & Art Gallery
(in University of Hong Kong) | Hong Kong |

LIST OF DEVELOPMENT CONSTRAINTS

(To be read in conjunction with Plan 4)

1. A proposed 600mm diameter submarine gas pipeline (to be laid from the northwestern corner of the Scheme Area across Victoria Harbour to Hong Kong Island), which will pass through a utilities reserve (constraint No. 2) and be connected via a proposed gas pipeline to a proposed gas pigging station (to the north of the Scheme Area).
2. A 27.6m wide utility reserve for waterworks and gas main work. Underneath the reserve is an existing sea-water intake culvert connected to the Kowloon South Salt Water Pumping Station (constraint No.3). In addition, a proposed 600mm diameter gas pipeline will be laid therein which serves to connect the proposed gas pipelines set out in constraint No. 1.
3. The existing Water Supplies Department's Kowloon South Salt Water Pumping Station with a dimension of 70m (l) x 40m (w) x 6.5 m (h).
4. The existing Western Harbour Crossing alignment and associated underground facilities and ventilation building with a dimension of 36m (l) x 31m (w) x 27.5m (h).
5. The existing Mass Transit Railway Corporation's (MTRC's) Airport Railway alignment, its associated underground facilities and ventilation building with a dimension of 89m (l) x 26m (w) x 20.5m (h).
6. Cooling mains proposed by MTRC to serve the Airport Railway Kowloon Station and its associated developments. The utility reserve, with a width ranging from 8m to 13m, will contain four pipes of 0.8m wide each and a cable of 2m wide interconnecting the MTRC's proposed electricity transformer room (constraint No. 7) and underground plant room (constraint No. 8). The northern part of the cooling mains has been completed.
7. An electricity transformer room proposed by MTRC with a dimension of 12m (l) x 9m (w) x 4m (h) (with planning approval by Town Planning Board).
8. An underground plant room proposed by MTRC with a dimension of 22.5m (l) x 15m (w) x 5m (h) (with planning approval by Town Planning Board).
9. A fireboat berth with a minimum berthing face of 50m and landing requirements, which was previously annexed to Tsim Sha Tsui Fire Station, needs to be reprovisioned in the vicinity for operational reason.
10. Tentative railway alignment including the administrative route protection zones for the Kowloon Southern Loop connecting the Kowloon Canton Railway Tsim Sha Tsui Extension and West Rail.

**CULTURE AND HERITAGE COMMISSION'S VISION ON WEST KOWLOON
RECLAMATION DEVELOPMENT**

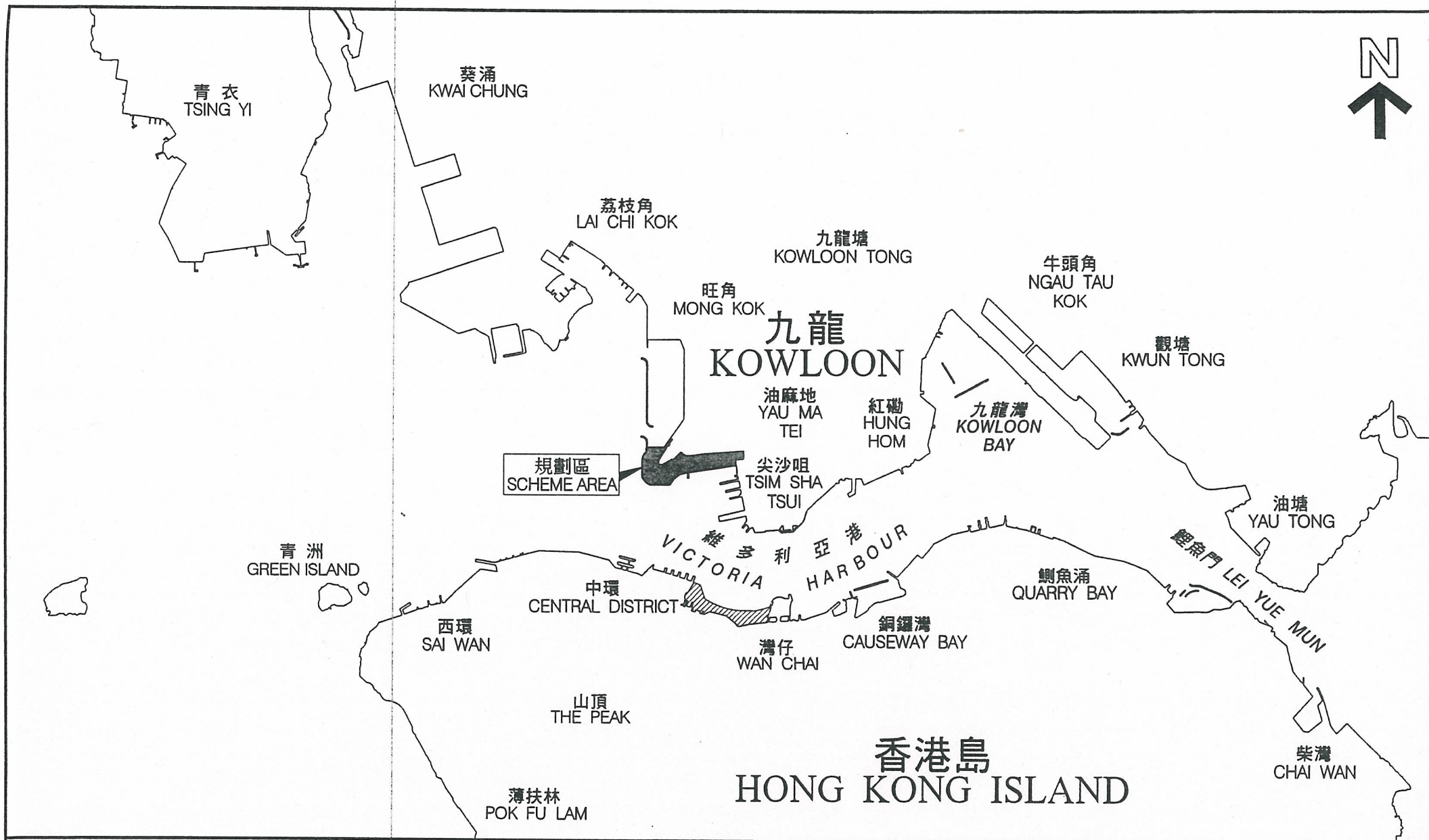
Just as the essence of architecture is not its walls but the space its walls define, a successful design for West Kowloon Reclamation (WKR) ought to distinguish itself not only by the buildings themselves but the cultural, and intellectual ideas they house and inspire. Hong Kong has drawn its name and first livelihood from its location, acting as a harbour to the trading ethos which has sustained the city; so too can WKR be a port of cultural and intellectual exchange as well as a haven for the city's traditions, memories, inspirations and aspirations. What WKR ought to reclaim is not only land but our history, identity and creative spirit.

As the heart of Hong Kong's 21st century urban culture, WKR should aim to enliven the city's cultural life and animate the people's participation. It should reflect the ideals of equality and public participation in its physical, emotional and intellectual accessibility for both locals and visitors to the city. It should also embrace the richness of both the Chinese civilization and its historical past. It should be a place that grows with time, is able to meet the challenges and needs as a cosmopolitan city in the new century, encourages exchange and cultural development in the long run, and places emphasis on values beyond the purely commercial and utilitarian.

As a landmark group of buildings and the foundation of what will hopefully become a region of vibrant cultural activity, the architecture and facilities should reflect global influences accelerated by technology in a thoughtful way. WKR should not simply be a superficial design of sheer visual sensation, but it should be able to evoke a greater emotional depth in people's hearts and minds. It should be a place that not only highlights Hong Kong's role as a world class city in this region but also evokes memories: a new exciting place that people can still relate to and find comforting familiarity with.

THE VISION AND GOALS FOR VICTORIA HARBOUR

- | | |
|---|---|
| <i>Vision</i> | - To make Victoria Harbour 'attractive, vibrant, accessible and symbolic of Hong Kong – a harbour for the people and a harbour of life. |
| <i>Goal 1</i> | - To bring the people to the Harbour and the Harbour to the people. |
| <i>Goal 2</i> | - To enhance the scenic views of the Harbour and maintain visual access to the harbour-front. |
| <i>Goal 3</i> | - To enhance the Harbour as a unique attraction for our people and tourists. |
| <i>Goal 4</i> | - To create a quality harbour-front through encouraging innovative building design and a variety of tourist, retail, leisure and recreational activities, and providing an integrated network of open space and pedestrian links. |
| <i>Goal 5</i> | - To facilitate the improvement of the water quality of the Harbour. |
| <i>Goal 6</i> | - To maintain a safe and efficient harbour for the transport of people and goods and for the operation of an international hub port. |
| <i>Statement of Intent on Reclamation</i> | - The Harbour is to be protected and preserved as a special public asset and a natural heritage of the people of Hong Kong. Reclamation in the Harbour should only be carried out to meet essential community needs and public aspirations. It has to be environmentally acceptable and compatible with the principle of sustainable development and the principle of presumption against reclamation in the Harbour. |
-



規劃區
SCHEME AREA

中環填海第三期以及灣仔發展第二期部份計劃
CENTRAL RECLAMATION PHASE III AND
WAN CHAI DEVELOPMENT PHASE II (PART)

位置圖
LOCATION PLAN

香港西九龍填海區綜合文娛藝術區發展計劃概念規劃比賽
CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG

規劃署
PLANNING DEPARTMENT

圖則 —
PLAN 1



新油麻地避風塘
NEW YAU MA TEI
TYPHOON SHELTER

公用事業設施
維修及工具存放處
包括電力支站
PUBLIC UTILITY DEPOT
INCLUDING ELECTRICITY
SUBSTATION

西貢海峽
海峽發展區
WESTERN
HARBOUR CROSSING
HARBOUR PLAZA

維多利亞港
VICTORIA HARBOUR

圖例 LEGEND

- C 商業
Commercial
- CDA 綜合發展區
Comprehensive
Development Area
- G/IC 政府、機構或社區
Government,
Institution or Community
- O 休憩用地
Open Space
- OU 其他指定用途
Other Specified Uses
- R(A)1 住宅(甲類)1
Residential (Group A) 1
- R(A)2 住宅(甲類)2
Residential (Group A) 2

-  規劃區面積: 大約39.80公頃
SCHEME AREA : 39.80ha (ABOUT)
-  擬填海面積: 大約7.29公頃
AREA TO BE RECLAIMED : 7.29ha (ABOUT)

底圖取材自西南九龍分區計劃大綱圖(編號S/K20/10)
BASE PLAN EXTRACTED FROM SOUTH WEST
KOWLOON OUTLINE ZONING PLAN No. S/K20/10

規劃區的分界線

BOUNDARY OF THE SCHEME AREA

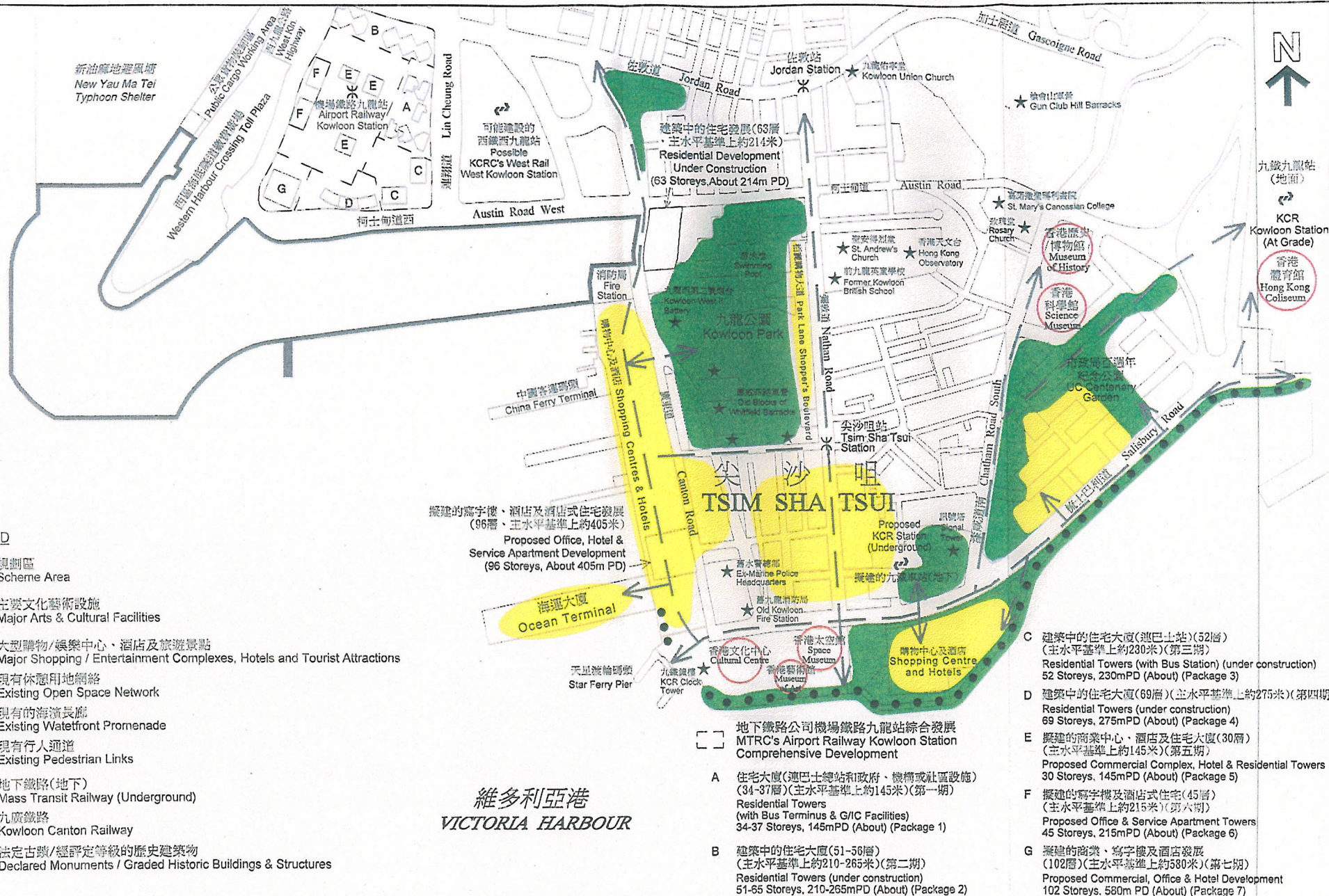
香港西九龍填海區綜合文娛藝術區發展計劃概念規劃比賽

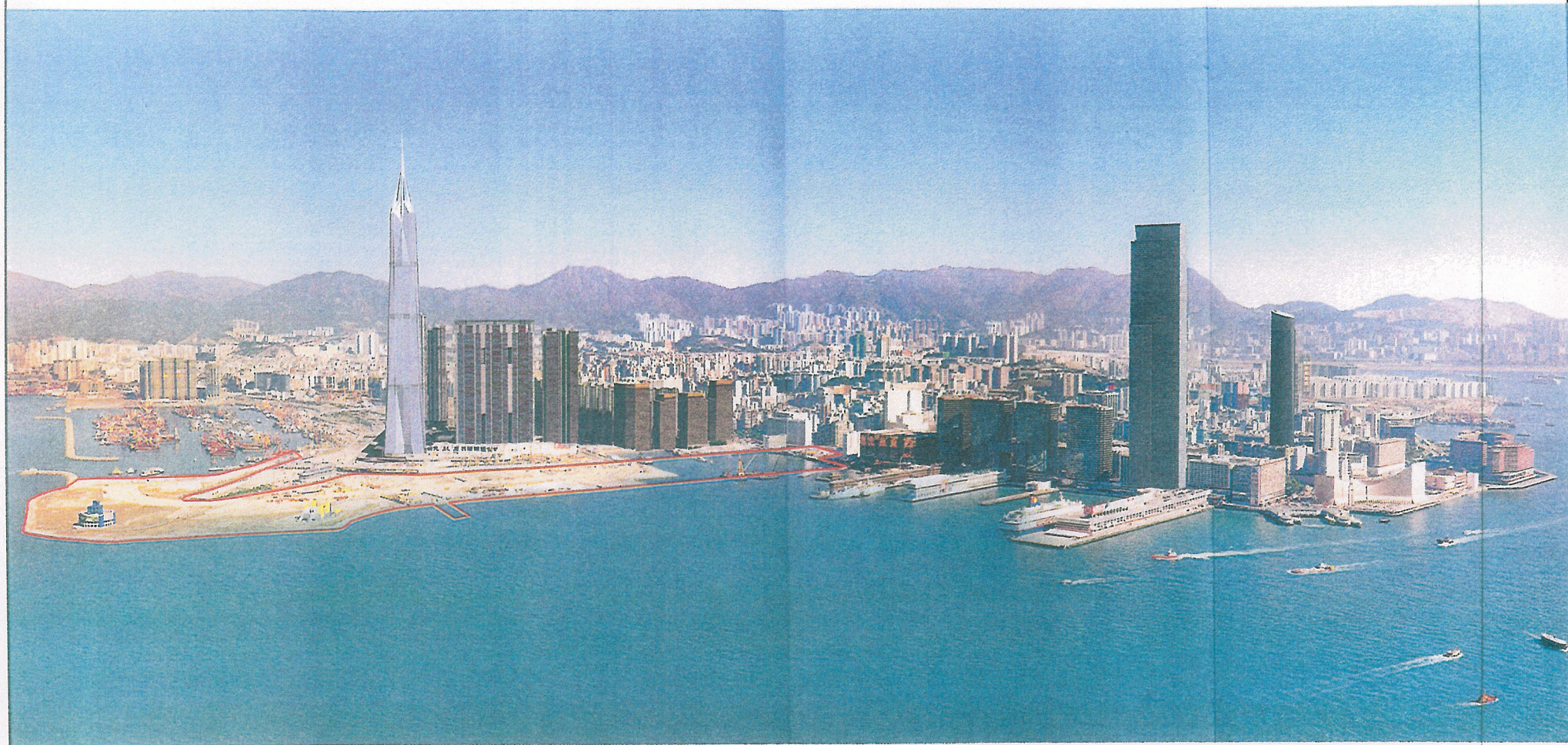
CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG


SCALE 1 : 7 500 比例尺

規劃署
PLANNING DEPARTMENT 

圖則 二
PLAN 2





 規劃區
SCHEME AREA

圖片於一九九九年十二月拍攝
PHOTO TAKEN IN DECEMBER 1999

規劃區、地下鐵路公司機場鐵路九龍站及九廣鐵路公司西鐵西九龍站綜合發展和尖沙咀區內其他擬建的主要高樓大廈的集成照片
SCHEME AREA WITH PHOTOMONTAGE OF THE MTRC's AIRPORT RAILWAY KOWLOON STATION
AND KCRC's WEST RAIL WEST KOWLOON STATION COMPREHENSIVE DEVELOPMENTS
AND OTHER MAJOR PROPOSED HIGH-RISE BUILDINGS IN TSIM SHA TSUI

香港西九龍填海區綜合文娛藝術區發展計劃概念規劃比賽
CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG

規劃署 
PLANNING DEPARTMENT

本照片上的集成照片由香港地下鐵路公司
及Architech Audio-Visual Ltd. 提供
Photomontage incorporated with the
courtesy of MTRC and Architech
Audio-Visual Ltd.

圖一
Figure 1



規劃區
SCHEME AREA



規劃區、地下鐵路公司機場鐵路九龍站及九廣鐵路公司西鐵西九龍站綜合發展的集成照片
SCHEME AREA WITH PHOTOMONTAGE OF
THE MTRC's AIRPORT RAILWAY KOWLOON STATION
AND KCRC's WEST RAIL WEST KOWLOON STATION COMPREHENSIVE DEVELOPMENTS



規劃區
SCHEME AREA

圖片於二零零零年三月七日拍攝
PHOTO TAKEN ON 7.3.2000

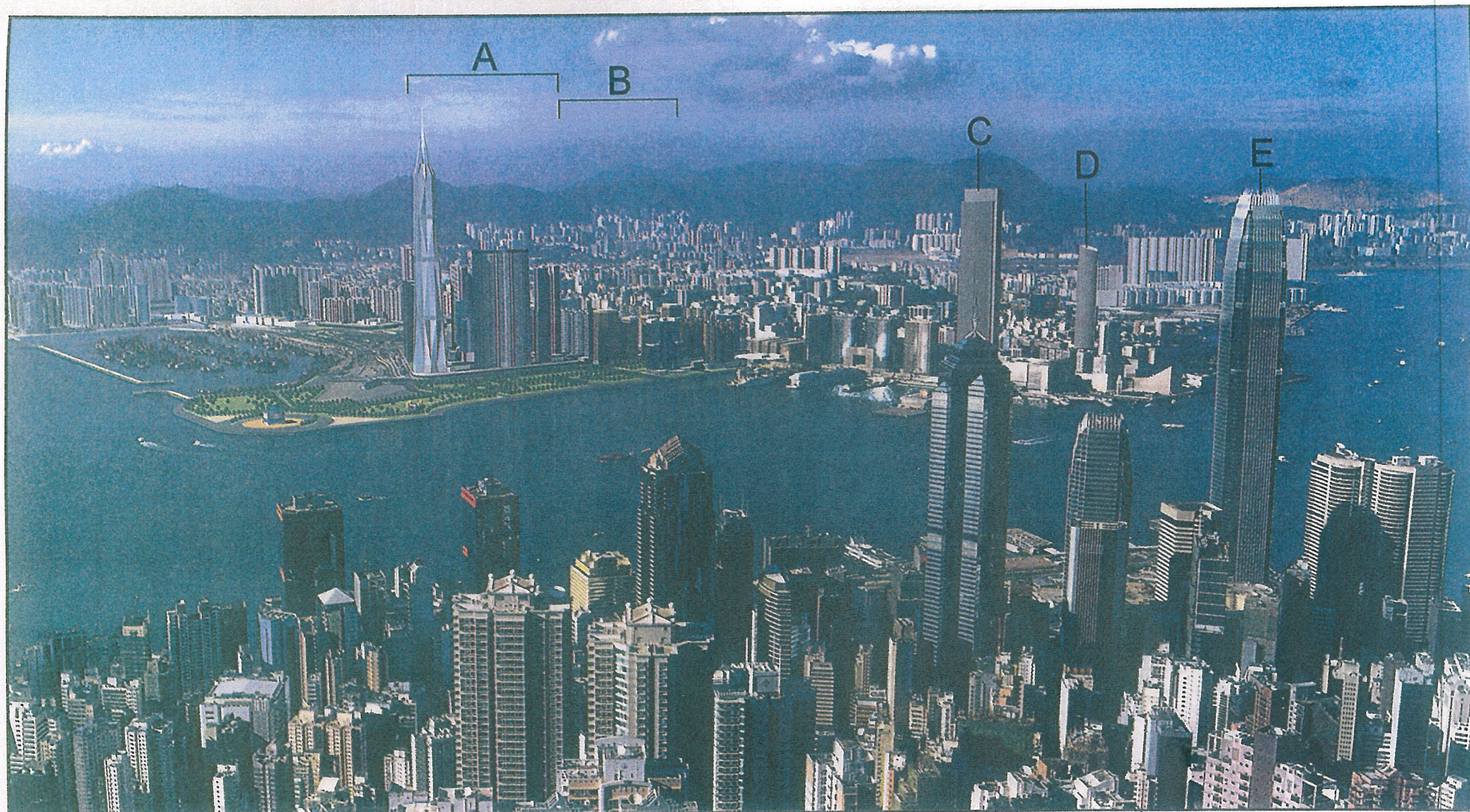
香港西九龍填海區綜合文娛藝術區發展計劃概念規劃比賽
CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG

規劃署
PLANNING DEPARTMENT



本照片上的集成照片由香港地下鐵路公司
及Architech Audio-Visual Ltd. 提供
Photomontage incorporated with the courtesy
of MTRC and Architech Audio-Visual Ltd.

圖二
Figure 2



- A 機場鐵路九龍站綜合發展
Airport Railway Kowloon Station
Comprehensive Development
- B 九廣鐵路公司的西鐵西九龍站綜合發展(可能的發展)
KCRC's West Rail West Kowloon Station
Comprehensive Development
(Possible Development)
- C 港威大廈第三期(可能的發展)
Gateway III (Possible Development)
- D 土地發展公司擬在河內道進行的發展
Proposed LDC Development at Hanoi Road
- E 機場鐵路香港站的地誌高塔
Airport Railway Hong Kong Station
Landmark Tower

地下鐵路公司的機場鐵路九龍站綜合發展
及維港兩岸其他主要擬建的高樓大廈的集成照片
**PHOTOMONTAGE OF THE MTRC's AIRPORT RAILWAY
KOWLOON STATION COMPREHENSIVE DEVELOPMENT AND
OTHER MAJOR PROPOSED HIGH-RISE BUILDINGS ON BOTH SIDES OF THE HARBOUR**

香港西九龍填海區綜合文娛藝術區發展計劃概念規劃比賽
**CONCEPT PLAN COMPETITION FOR THE DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE WEST KOWLOON RECLAMATION, HONG KONG**

規劃署
PLANNING DEPARTMENT

本照片承蒙香港地下鐵路公司及
Architech Audio-Visual Ltd. 借出使用
Photo adopted with the courtesy of
MTRC and Architech Audio-Visual Ltd.

圖 三
Figure 3

ORGANIZER :
PLANNING
AND LANDS
BUREAU

**Concept Plan Competition for the Development of an
Integrated Arts, Cultural and Entertainment District
at the West Kowloon Reclamation, Hong Kong**

**REGISTRATION
FORM**

(If there is insufficient space to complete your information in this Registration Form, please continue on a separate sheet and add the signature of the registrant and the company seal (if applicable) at the end of the attached sheet.)

Name of Registrant[®] : _____

Address of the Registrant: (no., street, city, country)

Citizenship : _____

Telephone Number : _____ Fax. No. : _____

Email Address (if any) : _____

Application is hereby made by the registrant to participate in the Competition (please tick) :

☐ In the capacity of an individual participant, or

☒ In other capacity as specified hereunder :

(see * below and tick)

- * (a) ☐ (i) as a partner for and on behalf of a single partnership firm (See Note 3); or
- ☐ (ii) as a representative (non-partner) for and on behalf of a single partnership firm (See Note 1).
- (b) ☐ (i) as a director for and on behalf of a participating company/corporation (See Note 3).
- ☐ (ii) as a representative (non-director) for and on behalf of a participating company/corporation (See Note 2).
- (c) as a representative for and on behalf of a Project Team comprising of different individuals, firms and/or companies/corporations in which the registrant is :
- ☐ (i) an individual who is a direct member of the Project Team
- ☐ (ii) a partner of a firm which is a member of the Project Team (See Note 3).
- ☐ (iii) a representative (non-partner) of a firm which is a member of the Project Team (See Note 1).
- ☒ (iv) a director of a company/corporation which is a member of the Project Team (See Note 3).
- ☐ (v) a representative (non-director) of a company/corporation which is a member of the Project Team (See Note 2).
- (d) ☐ Others (Please specify) _____

Note 1 : In this case, this Form must also be signed by a partner of the firm with the firm's chop affixed.

Note 2 : In this case, this Form must also be signed by a Director of the company with the company chop affixed.


Note 3 : In this case, the registrant's position in the firm/company must be stated and the firm's/company's chop must be affixed as appropriate.

Please see updated list of project team members attached dated 27 September 2001.

**REGISTRATION
FORM FOR WEST
KOWLOON
RECLAMATION
CONCEPT PLAN
COMPETITION**

I / I, being an authorized representative to act on behalf of my firm/company/members of my project team[#], hereby :

- (a) undertake that I/we[#] shall abide by all the rules, requirements and conditions as set out in the Competition Document. I/We[#] fully understand that a failure to abide by any of the said rules, requirements or conditions may result in the disqualification of the relevant proposal from the Competition; and
- (b) consent that in the event that my/our[#] concept plan proposal is selected as one of the winning proposals, all intellectual property rights subsisting in my/our[#] proposal shall be licensed to the Government of the Hong Kong Special Administrative Region upon the terms set out in the Competition Document.



Signature of Registrant

05 June 2001

Date


Name in BLOCK LETTERS

T.R. HAMZAH & YEANG SENDIRIAN BERHAD (CO. NO: 417438)
3, Jalan 1, Taman SRI UKAY, OFF JLN ULU KELANG
Selangor, Malaysia. Tel: 03-4571966, 4571948
Fax: 03-4561005, 4569330


(Position in the participating
Firm/Company) (if applicable)

T.R. HAMZAH & YEANG SDN BHD
Firm/Company Chop
(if applicable)

If the participation is made on behalf of a firm/limited company but the registrant is not a partner/director of the Firm/Company, please provide the name and signature of a partner/director of the Firm/Company and affix the Firm/Company's chop below.


Signature

Firm/Company Chop

Name and position
in BLOCK LETTERS

Date

On behalf of the Organizer, I hereby acknowledge receipt of the Registration Form.


Signature of Organizer



JUN 2001

West Kowloon Reclamation Concept Plan Competition

Updated List of Project Team Members

(27 Sept 2001)

Lead Architect and MasterPlanner:

T.R. Hamzah & Yeang Sdn Bhd

No 8, Jalan 1, Taman Sri Ukay, 68000 Ampang, Selangor. Malaysia

Tel : + 603 4257 1966 Fax: + 603 4256 1005

Email: trhy@tm.net.my

Principal-in-Charge

Director (Design Management)

Director (Design)

Design Architect

Design Architect

Design Architect

Local Architect & Masterplanner:

LWK & Partners (HK) Ltd

9/F Pacific Plaza, 410 Des Voeux Road West, Hong Kong

Tel: + 852 2574 1633 Fax: + 852 2572 4908

Email: lwkp@lwkp.com

Director in charge

Design Leader

Designer

Designer

Retail Architect:

Benoy Limited

London Office : 210 High Holborn, London, WC1V 7DL, United Kingdom.

Tel: + 44 20 7404 7666 Fax: + 44 20 7404 7980

Email: london@benoy.co.uk

Hong Kong Office: C/o LPT Architects Ltd, 19/F 1063 Kings Road, Quarry Bay, Hong Kong

Tel: + 852 2861 6536 Fax: + 852 2529 6419

Email: simon.blore@benoy.co.uk

Design Director

Architect

Senior Associate

Architect

Consultant Engineers & Landscape Architect :

Battle McCarthy

Consulting Engineers & Landscape Architects, Dog & Duck Yard, Princeton Street, London WC1R 4BH

Tel: + 44 20 7440 8282 Fax: + 44 20 7440 8292

Email: admin@battlemccarthy.com

Director in Charge (C&S Engineer)

Associate Director (Landscape Architect)

Associate (Landscape Architect)

Manager (Architectural Technician)

Quantity Surveyor :

Davis Langdon & Seah Hong Kong Limited

2101 Leighton Centre, 77 Leighton Road, Hong Kong

Tel: 2830 3500 Fax: 2576 0416

Email: dlshk@dlshk.com

Director in charge

Project Surveyor

Property Advisors :

DTZ Debenham Tie Leung Limited

10th Floor, Jardine House, Central, Hong Kong

Tel: 2507 0602 fax: 2530 1502

Email: kkechiu@dtz.com.hk

Executive Director

Director

Manager

Manager

Feng Shui Consultant:

Feng Shui Master

Traffic Consultant:

West Kowloon Reclamation Concept Plan Competition (Entry Code: 473218 AP)

Project Team CVs

T.R. Hamzah & Yeang Sdn Bhd

T. R. Hamzah & Yeang Sdn. Bhd. is an international architect firm with its HQ in Kuala Lumpur, Malaysia that is best known for its "green" or environmental sustainable approach to the design of large buildings and sites.

The firm has been in existence over 2 decades, with projects in Europe, USA and Asia. Key projects include the high-rise National Library Board building (Singapore), the 40-storey Eco-Tower at Elephant & Castle, the 24-storey IBM Building (Malaysia) and 15-storey Mesiniaga Building (IBM franchise) (Malaysia), Worrina Cove Condominium (Australia).

The firm's design expertise is in their ecological approach for the design of large projects and buildings that include consideration given to their impacts of the site's ecology and to the building's use of energy and materials over its life-cycle. Much of the firm's early work pioneers the passive low-energy design of skyscrapers, as the 'bioclimatic skyscraper'. The firm is a long-serving member of the Council on Tall Buildings and Urban Habitat (USA). The firm practices Cost Planning (in delivering Projects to be within Client's budget) with great emphasis on rigorous in-house project management and control.

[REDACTED]

The firm has received over 20 awards including the Aga Khan Award for Architecture (1995) and the RAI International Award (in 1997 and 1999). The firm's work has been published extensively in the international press.

The firm's technical ideas are published in the book, "The Green Skyscraper: [REDACTED] and other publication.

LWK & Partners (HK) Ltd

LWK & Partners (HK) Ltd company was founded in 1986 and has grown to become a well established office with the capacity to offer a comprehensive and diverse range of architectural and urban design services. Blending sophisticated design and an intimate understanding of local conditions has earned LWK a reputation for excellence and reliability across all stages of the building program.

The office mandate is founded upon a fundamental respect of the clients requirements and aspirations for the building. With experience on a wide range of building types, the practice has achieved particular recognition on the areas of : Luxury Residences, Quality Mass Housing, Office and Retails, Industrial Complexes, Institutional Buildings & Urban Planning.

As a mature practice with a proven record LWK has the capacity and the experience necessary to deliver the building on time and budget. Constant upgrading of our technical facilities and the introduction of Quality Assurance systems ensures that LWK is continuing to satisfy the detailed demands of clients both in Hong Kong and the Greater China Region.

Benoy Limited

Benoy has a reputation for providing clients worldwide, with design solutions that achieve their commercial objectives without compromising on creativity.

The practice offers the full range of design skills, from masterplanning, urban design and architecture to interior and graphic design.

Benoy understand that the art of masterplanning is in the development of a framework that, from the outset, creates a strong identity, whilst facilitating long-term growth and success.

High-profile projects for which Benoy are best known include:

- Royal Victoria Docks - part of the continued regeneration of the London Docklands
- Mermaid Quay, Cardiff - part of the regeneration of Cardiff Bay
- Kowloon Station, Hong Kong - retail podium and tower scheme over Kowloon Metro Station
- Bluewater, Kent - Europe's largest retail and leisure destination
- Brindleyplace, Birmingham – which received a Top Honor Award for 'Excellence on the Waterfront'
- The Manchester Millennium masterplan, following on from the IRA bombing.
- The Bull Ring, Birmingham – Europe's largest city centre regeneration project.
- Masterplanning projects are at an early stage in Malaysia, Saudi Arabia and Kuala Lumpur.

Battle McCarthy

Battle McCarthy is a multidisciplinary engineering consultancy, which specialises in the design of low energy, high quality, and environmentally responsive buildings and landscapes. The firm can provide a holistic design team approach including the following services:

- Environmental Engineering
- Structural Engineering
- Building Services Engineering
- Landscape Design
- Sustainable Masterplanning

Battle McCarthy are known internationally for our sustainable design approach and we have worked on a range of projects throughout the UK and overseas and with a diverse group of clients and architects. The company was formed over 7 years ago and now has a staff of over 50, principally located in London.

Davis Langdon & Seah Hong Kong Limited

Davis Langdon & Seah is an independent firm of quality surveyors, cost engineers and construction cost consultants providing professional consultancy services to the architectural and engineering sections of the construction industry. The firm was first established in Hong Kong in 1949 and has maintained a continuous presence in the territory since.

The Davis Langdon & Seah International group of practices forms the largest quantity surveying and cost consultancy practice in the world with 79 offices in 22 countries and a total staff count exceeding 2,300. The Hong Kong Office covers Hong Kong and China and currently has 9 Directors, 14 Deputy or Assistant Directors and over 300 staff. The practice is currently involved in both private and public sectors development. The range of projects of which the practice has provided quantity surveying services include infrastructural, residential, commercial, industrial, educational, health care and recreation facilities.

DTZ Debenham Tie Leung Limited

DTZ Debenham Tie Leung Limited (formerly DTZ Debenham Thorpe of Europe, Edmund Tie & Co. of South East Asia - Pacific and C.Y. Leung & Co. of North East Asia - Pacific respectively) provides a full spectrum of independent real estate services including valuations, feasibility studies, research, property management, leasing and sale of residential, commercial, and industrial properties, auctions, tenders, as well as acquisitions and disposal of real estate on behalf of clients.

DTZ land consultancy team has advised numerous clients on land grant matters and modification of lease conditions, planning issues, and consultancy jobs. Moreover, the team also prepared the feasibility study, including the financial analysis, of property developments.

In 2000, the Firm has participated in the KCRC West Railway Project as land consultant for property developments of Tuen Mun, Long Ping and Tin Shui Wai Stations. In addition, we are one of the consultants of KCRC in the development study consultancy for the Shatin to Central Link Property Development Proposal.

Composition of the Technical Panel

Chairman : Mr Bosco Fung Chee-keung, JP
Director of Planning, HKSARG

Members : Mr Pau Shiu-hung, JP
Director of Architectural Services, HKSARG

Miss Choi Suk-kuen, JP
Representing Director of Leisure and Cultural Services, HKSARG

Mr Leslie H Chen
Member, the Hong Kong Institute of Landscape Architects

Ir Professor Chow Che-king, OBE
Member, the Hong Kong Institute of Engineers

Professor Lam Kin-che
Member, Advisory Council on the Environment

Mr David C Lee, BBS, JP
Member, the Hong Kong Institute of Surveyors

Professor Lui Chun-wan, Alex
Member, the Hong Kong Institute of Architects

Mr Tsao Sing-yuen, Willy, BBS
Member, Hong Kong Arts Development Council

Mr Yip Cho-tat, Stanley
Member, the Hong Kong Institute of Planners

Composition of the Jury

Chairman : The Lord Rothschild, GBE
Jury Member, The Pritzker Architecture Prize; Chairman of the Hermitage Development Trust, the Gilbert Collection Trust and the Heather Foundation for the Arts at Somerset House in London, England

Members : Mr C Nicholas Brooke, BBS, JP
Vice-Chairman, Metro Planning Committee, Town Planning Board, Hong Kong

Professor Chang Hsin-kang, JP
Chairman, Culture and Heritage Commission, Hong Kong

The Hon Mrs Selina Chow, JP
Chairman, Hong Kong Tourism Board, Hong Kong

Professor Peter F V Droege
Professor of Urban Design, Faculty of Architecture, University of Sydney, Australia

Professor Lau Sau-shing, Patrick, SBS
Professor of Architecture, The University of Hong Kong, Hong Kong

The Hon Leung Chun-ying, GBS, JP
Convenor, Executive Council, Hong Kong

Mr Peter W Rogers
Director, Stanhope Plc, London, England

Professor Peter G Rowe
Dean, Graduate School of Design, Harvard University, Cambridge, Massachusetts, USA

Professor Wu Liangyong
Professor and Director, Institute for Architectural and Urban Studies, School of Architecture, Tsinghua University, Beijing, China

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

規劃地政局
香港花園道美利大廈



PLANNING and LANDS BUREAU
MURRAY BUILDING, GARDEN ROAD,
HONG KONG

本局網址 OUR WEBSITE: <http://www.plb.gov.hk>

本局檔號 OUR REF.:

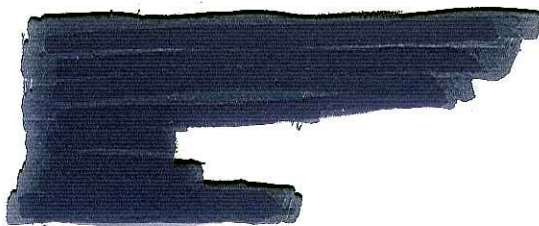
來函檔號 YOUR REF.:

Eric Johnson tel. no. : 2848 2568
E-mail : e.johnson@plb.gov.hk
Agnes Tang tel. no. 2848 2570
E-mail : aiktang@plb.gov.hk
Fax No. : 2845 3489

BY FAX

21 February 2002

Personal and Confidential



Dear [REDACTED]

West Kowloon Reclamation Concept Plan Competition

Further to my letters of 29 January and 7 February 2002, I attach the proposed programme for the week of the Jury meeting. The programme has the general approval of [REDACTED] of the Jury and the Secretary for Planning and Lands.

There are a number of points that I should like to highlight, as follows –

Viewing of presentation boards

Sunday 24 February is devoted to the viewing of presentation boards at the Jury meeting venue, which is on the first floor of the City Hall, Low Block, so that all jurors may have a good sight of all of the boards in an informal atmosphere before adjudication begins on 25 February. Individual jurors are free to attend at times of their choosing during morning and afternoon sessions.

After consultation with [REDACTED], we are setting up the presentation boards for viewing according to the category into which the corresponding entries were placed by the Technical Panel. A layout plan will be available for you on arrival at City Hall.

Preliminaries

The morning of 25 February will be devoted mainly to consideration of the report of the Technical Panel and adopting a strategy for the adjudication process. As required by the Competition Document, the Chairman of the Technical Panel, Mr Bosco Fung, will attend the meetings of the Jury to present the Panel's assessments.

Lunch on 25 February will be hosted by the Secretary for Planning and Lands, Mr John Tsang. If you have any special dietary requirements, please let me or [REDACTED] know beforehand.

In the afternoon, jurors will be taken to view the West Kowloon Reclamation area from one or two suitable vantage points. Afterwards, there will be a further opportunity for viewing of the presentation boards.

Adjudication sessions

The 26, 27 and the morning of 28 February will be devoted to adjudication of the entries.

Media conference on 28 February

[REDACTED] has consented to chair a media conference in the afternoon of 28 February to announce the winning entries. The event will be broadcast live on the Government's internet home page. We hope that all jurors will be available to attend the media conference to assist [REDACTED] in answering questions from the floor and make themselves available for post-conference interviews with the media. The Secretary for Planning and Lands and the Director of Planning will also be attending.

Cocktail reception on 28 February

The Secretary for Planning and Lands will hold a cocktail reception at Government House in honour of the Jury. We have invited members of the Technical Panel and a wide variety of people in the community, including representatives of the professional organizations and advisory bodies with an interest in the project. We anticipate an attendance of about 140 people.

Kindly note that there will be no need for formal attire at any of the functions in the programme for the Jury.

In addition -

Conflict of interest declarations

Before the Technical Panel met, I sought the Professional Advisor's advice on whether the competition requirements concerning ineligibility of certain persons and on maintaining anonymity throughout the assessment process should be supplemented with declarations of interest by Panel members. He advised as follows -

"I think it is not an imposition on Technical Panel members, Jury members, or anyone officially connected with the competition to declare whether or not their association with a contestant or a business represents a conflict of interest, either real or implied. I would be happy to review such cases on an individual basis if your group feels it would be helpful. Normally, all Jurors and Technical Panel members are expected to sign a binding agreement of confidentiality and conflict of interest notification, such as the one you have developed."

The declaration form used on that occasion was completed by all members of the Technical Panel and Mr Lacy. Lord Rothschild is content that a similar form should be completed by jurors.

I attach the declaration form and should be grateful if you would complete it and return it to me by fax by 23 February.

Please note the following points before completing the form -

- (i) paragraph 16 of the General Conditions in the Competition Document provides among other things that the members of the Jury, their immediate family members, their employees, their close professional associates and any company of which they are a director or major shareholder are ineligible to enter the competition;
- (ii) as regards immediate family members, employees and close professional associates, the onus is on the prospective participant to check whether he has such a relationship with any member of the Jury, so that he does not enter the competition when ineligible. Hence it is sufficient in the declaration form for the juror to declare to the best of his knowledge (in item (a)) or belief (in item (b));
- (iii) it is not incumbent upon jurors to make enquiries of any close associate or contact to ascertain whether or not they have entered the competition;

- (iv) where item (b) applies, perhaps because the juror has been told by someone that he has entered the competition, this will not necessarily be a problem, as the likelihood is that no conflict of interest will arise if the juror has not participated in the entrant's project and does not know which of the entries is from that entrant;
- (v) as regards directorships and majority shareholdings, the juror is assumed to be aware of the activities of his companies, if any, and the onus is therefore on him to ensure that none enters the competition. Hence the declaration here - with a choice between items (c), (d) and (e) in the form - assumes full knowledge on the part of the declarant; and
- (vi) the completed declarations will be reviewed initially by the organizer and Lord Rothschild on 24 February and be discussed at the first Jury meeting on 25 February. It is therefore essential that you return the completed form to me by 23 February.

Policy appraisal of entries

The Competition Brief states that the submitted proposals should be in compliance with the policy objectives of the Government in promoting arts and culture. Briefly, these are to support and promote the development of the arts and culture in Hong Kong and the preservation of the community's cultural heritage. The Government promotes the pluralistic development of the cultural scene in Hong Kong and aims to make available to the community a wide choice of arts and cultural facilities.

The Home Affairs Bureau, which is responsible for arts and cultural policy, has assessed the individual entries, in strict confidence, as to their broad consistency with the Government's policy objectives in promoting the arts and culture.

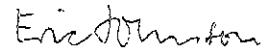
The Bureau finds that 131 of the entries are broadly consistent with the policy objectives, whereas 18 entries are either broadly inconsistent with them (7 entries) or fail to provide sufficient information to allow proper assessment (11 entries). The 7 entries broadly inconsistent with the policy objectives either fail to provide sufficient cultural facilities or put far too much emphasis on sports and/or entertainment facilities. These entries carry the serial numbers 014, 031, 055, 075, 113, 120 and 140. The 11 entries failing to provide sufficient information to allow proper assessment carry the serial numbers 003, 021, 029, 076, 078, 079, 085, 117, 122, 123 and 139.

All of the 18 entries whose serial numbers are quoted above are in the Technical Panel's Category 2 (entries which fail to meet the technical requirements of the competition brief in important respects).

The remaining 12 entries - out of the grand total of 161 - were not assessed by the Home Affairs Bureau, as the Technical Panel has recommended their disqualification. (The Panel decided that its findings should be made known to the Bureau to assist it in its task.)

With best regards,

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Eric Johnson". The signature is fluid and cursive, with the first name "Eric" clearly legible and the last name "Johnson" written in a more stylized, connected script.

(Eric Johnson)
Competition Co-ordinator

West Kowloon Reclamation Concept Plan Competition

PROGRAMME FOR THE JURY

21 February to 2 March 2002

(As at 21 February)

Date / time	Event
21-23 Feb	
	Arrival of overseas jurors
Sun 24 Feb	
10.00 am – 1.00 pm	Viewing of entry presentation boards at City Hall by individual jurors at times convenient to them (morning session)
2.30 pm – 6.00 pm	Viewing of entry presentation boards at City Hall by individual jurors at times convenient to them (afternoon session)
3.00 pm	Preparatory meeting at City Hall attended by the [REDACTED] of the Jury, the [REDACTED], the Chairman of the Technical Panel and the Competition Co-ordinator, to discuss the Jury's work programme and related activities
Mon 25 Feb	
10.00 am – 12.30 pm	Jury meeting at City Hall <i>Agenda items</i> [REDACTED] opening remarks Conflict of interest declarations Report by the Chairman of the Technical Panel Consideration of the Report of the Technical Panel Consideration of adjudication process
Lunch (12.45 pm)	Hosted by Mr John Tsang, Secretary for Planning and Lands, at Victoria Seafood Restaurant, CITIC Tower; [REDACTED] and [REDACTED] also attending
2.15 pm	Jury to view the West Kowloon Reclamation area from suitable vantage points
4.15 pm – 6.00 pm	Viewing of entry presentation boards at City Hall by individual jurors
Evening	Free
Tue 26 Feb	
9.30 am	Jury meeting at City Hall <i>Agenda</i>

	<i>Adjudication of entries (until 12.30 pm)</i>
Lunch	Subject to individual commitments, with other members of the Jury
2.30 pm	Jury meeting at City Hall <u>Agenda</u> <i>Adjudication of entries (until 5.30 pm)</i>
Evening	Free
Wed 27 Feb	
9.30 am	Jury meeting at City Hall <u>Agenda</u> <i>Adjudication of entries (until 12.30 pm)</i>
Lunch	Subject to individual commitments, with other members of the Jury
2.30 pm	Jury meeting at City Hall. <u>Agenda</u> <i>Adjudication of entries (until 5.30 pm)</i>
Evening	Free
Thu 28 Feb	
9.30 am	Jury meeting at City Hall <u>Agenda</u> <i>Adjudication of entries (continued, if necessary)</i> <i>Jury's views on winning entries (for publication)</i> <i>Identity of winners</i> <i>Form and content of the Jury Report</i> <i>Arrangements for the rest of the day</i>
Lunch	Subject to individual commitments, with other members of the Jury
3.30 pm – 4.30 pm	Media conference chaired by [REDACTED], accompanied by the Secretary for Planning and Lands, at Central Government Offices New Annexe, Lower Albert Road, to announce and display the winning entries; other Jury members, [REDACTED] and Director of Planning to attend.
4.30 pm – 5.00 pm	Opportunity for one-on-one interviews by the media with members of the Jury and senior officials
Evening 6.15 pm – 7.30 pm	Cocktail reception for the Jury, hosted by the Secretary for Planning and Lands, at Government House, Upper Albert Road, to be attended by [REDACTED] other jurors, the [REDACTED] members of the Technical Panel, Members of the Legislative Council

	and representatives of professional organizations, advisory bodies and government departments concerned
1-2 Mar	
	Departure of overseas jurors

West Kowloon Reclamation Concept Plan Competition

DECLARATION BY MEMBERS OF THE JURY

I, being a member of the Jury for the West Kowloon Reclamation Concept Plan Competition, declare that I have read paragraph 16 of the General Conditions of the Competition Document, reproduced below:

16. *All those likely to be in conflict of interest are excluded from the Competition including but not necessarily limited to the following:*

- (i) *Persons closely associated with the Competition and their immediate family members;*
- (ii) *Members of the Jury and the Technical Panel, and the Professional Advisor and their immediate family members;*
- (iii) *An employee, any person having an employment-type contract or at continuous and close professional association or partnership with a member in category (i) and (ii) above; or*
- (iv) *A company of which a member in category (i) and (ii) above is a director or major shareholder.*

and that, in relation to paragraph 16 (ii), (iii) and (iv) above –

*(a) to the best of my knowledge, none of my immediate family members or employees and no-one who has an employment-type contract or close professional association or partnership with me, has entered the competition;

*(b) I believe that the following, among my immediate family members or employees and those who have an employment-type contract or close professional association or partnership with me, have entered the competition;

Name of entrant	Relationship with entrant

#(c) I am not a director or major shareholder of any company;

#(d) no company of which I am a director or major shareholder has entered the competition;

#(e) a company of which I am a director or major shareholder has entered the competition. The company's name is:

I understand that the entries to the competition are issued to me for my personal and confidential assessment and that the adjudication of entries is to be carried out in strict confidence.

** delete (a) or (b); if you delete (a), complete (b)*

Signed : _____

Name : _____

delete/complete as appropriate; whichever one applies, delete the other two

Date : _____

West Kowloon Reclamation Concept Plan Competition

DECLARATION BY MEMBERS OF THE JURY

I, being a member of the Jury for the West Kowloon Reclamation Concept Plan Competition, declare that I have read paragraph 16 of the General Conditions of the Competition Document, reproduced below:

16. *All those likely to be in conflict of interest are excluded from the Competition including but not necessarily limited to the following:*
- (i) *Persons closely associated with the Competition and their immediate family members;*
 - (ii) *Members of the Jury and the Technical Panel, and the Professional Advisor and their immediate family members;*
 - (iii) *An employee, any person having an employment-type contract or at continuous and close professional association or partnership with a member in category (i) and (ii) above; or*
 - (iv) *A company of which a member in category (i) and (ii) above is a director or major shareholder.*

and that, in relation to paragraph 16 (ii), (iii) and (iv) above –

- * (a) to the best of my knowledge, none of my immediate family members or employees and no-one who has an employment-type contract or close professional association or partnership with me, has entered the competition;
- * (b) I believe that the following, among my immediate family members or employees and those who have an employment-type contract or close professional association or partnership with me, have entered the competition;

Name of entrant	Relationship with entrant

- # (c) I am not a director or major shareholder of any company;

~~# (d) no company of which I am a director or major shareholder has entered the competition;~~

~~# (e) a company of which I am a director or major shareholder has entered the competition. The company's name is:—~~

I understand that the entries to the competition are issued to me for my personal and confidential assessment and that the adjudication of entries is to be carried out in strict confidence.

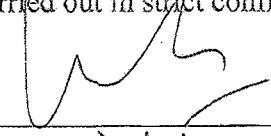
* delete (a) or (b); if you delete (a), complete (b)

Signed :

Name :

Date :

delete/complete as appropriate; whichever one applies, delete the other two


C.Y. Leung.
28 Feb 2002

中華人民共和國
香港特別行政區
行政會議(召集人)
梁振英議員



The Hon. CY Leung, GBS, JP
Convener of the Executive Council
Hong Kong Special Administrative Region
The People's Republic of China

PERSONAL & CONFIDENTIAL

Ref: CYMAR26/im

11 March 2002

Mr Eric Johnson
Planning and Lands Bureau
9/F Murray Building
Garden Road
Hong Kong

Dear Mr Johnson,

West Kowloon Reclamation Concept Plan Competition

I refer to our conversation on 28 February 2002. I was in Shenzhen on the following day, and for the best part of last week, I was in Shanghai attending a Trade Development Council function.

I undertook to come back to you regarding the role of DTZ Debenham Tie Leung in one of the entries.

I have been given to understand that one of the entrants named DTZ Debenham Tie Leung as "Property Advisers".

I was not aware of this before the Jury, including myself as a member, had completed the voting process. I was informed of this well after 10:00 am on 28 February 2002. I took the first opportunity to report this to the Jury that morning, after brief discussions with my DTZ colleagues. I also undertook to write to you.

I have spoken to [REDACTED] and [REDACTED] who were among the four DTZ personnel named by the entrant. I have also read the file that has been handed to me by [REDACTED]. To the best of my knowledge, the following was the sequence of events. These events were in essence the same as what I reported to the Jury on the morning of 28 February 2002.

.../2



- 2 -

1. DTZ was approached by Davis Langdon & Seah, a firm of quantity surveyors, in September 2001 to provide land value, on a no fee basis, based on the schedule of accommodation and free-hand sketches of a design concept.
2. [REDACTED] wrote to LWK & Partners on 18 September 2001, providing his opinion of land premium for the retail, residential, hotel and office uses. The last paragraph of his letter says "the estimations are however rough ball park indications and are subject to the terms of sale and other development conditions. They are based on current market prices. It is also important to note that the factor of time value (i.e. the effect of discounting the future land sale revenue to present day value) has not been reflected in the above calculation."
3. In response to queries by Davis Langdon & Seah, [REDACTED] wrote the second and last letter on 25 September 2001 clarifying certain assumptions used in his earlier letter.
4. There has been no agreement or understanding between DTZ and Davis Langdon & Seah or anyone else for any future role or fees in respect of this exercise. Neither was there any indication or promise of future work if the entrant wins the competition.
5. On 25 September 2001, a secretary of DTZ faxed over information of the firm and brief CV of [REDACTED], [REDACTED] and two other DTZ personnel. These names were given in a paragraph headed "the key personnel who worked on the project". This was the end of DTZ's correspondence with the entrant and the end of DTZ's involvement.

Like other professional firms, DTZ has a practice of checking against potential conflict of interest, to avoid subsequent and conflicting instructions on the same matter. As the indication of site value to Davis Langdon & Seah and LWK & Partners was not a formal instruction and was not fee paying, it does not feature amongst our assignments and was not given a Valuation Job number.

.../3

中華人民共和國
香港特別行政區
行政會議 (召集人)
梁振英 議員



The Hon. C.Y. Leung, GBS, JP
Convener of the Executive Council
Hong Kong Special Administrative Region
The People's Republic of China

- 3 -

To complete my declaration, I attach a full list of companies in the DTZ Group, in which DTZ Debenham Tie Leung is the main operating company. I am a shareholder and Managing Director of DTZ Debenham Tie Leung. I also attach names of other companies, including publicly listed companies, of which I am a director or major shareholder. To the best of my knowledge, with the exception of the correspondence described above, none of these companies had any interests or involvement in the Competition.

Yours sincerely,

C.Y. Leung

Encl.

DIRECTORSHIPS OF LEUNG CHUN YING

<i>Name of Company</i>	<i>Place of Incorporation</i>	<i>Nature of Business</i>	<i>Date of Commencement of Directorship</i>
DTZ Debenham Tie Leung Project Services Ltd.	Hong Kong	Project Consultancy Project Management	23 June 1998
DTZ Debenham Tie Leung Property Management Ltd.	Hong Kong	Property Management	01 May 1996
DTZ Debenham Tie Leung Investments Services Ltd.	Hong Kong	Dormant	14 October 1998
DTZ Debenham Tie Leung Assets Management Ltd.	Hong Kong	Dormant	09 October 1998
DTZ Debenham Tie Leung Ltd	Hong Kong	Real Estate Consultants	30 November 1991
DTZ world.com Ltd.	Hong Kong	e-Commerce	27 June 2000
DTZ Debenham Tie Leung - Beijing	Beijing	Real Estate Consultancy	12 August 1997
DTZ Debenham Tie Leung - Shanghai	Shanghai	Real Estate Consultancy	26 December 1992
DTZ Debenham Tie Leung - Guangzhou	Guangzhou	Real Estate Consultancy	01 December 1997
DTZ Debenham Tie Leung - Tianjin	Tianjin	Real Estate Consultancy	19 July 1998
DTZ Debenham Tie Leung - Dalian	Dalian	Real Estate Consultancy	25 January 1998
DTZ Debenham Tie Leung - Chongqing	Chongqing	Real Estate Consultancy	12 November 1999
HK Millennium Ltd.	British Virgin Islands	Investment Holdings	25 October 1999
Wintrack Worldwide Ltd.	British Virgin Islands	Investment Holdings	19 November 1999
DTZ Pacific Holdings Ltd.	British Virgin Islands	Investment Holdings	20 November 1999

DTZ Tie Leung Co. Ltd.	British Virgin Islands	Investment Holdings	19 November 1999
CY Leung (China) Ltd.	British Virgin Islands	Dormant	16 August 1995
CY Leung & Co. Ltd.	Hong Kong	Dormant	21 December 1999
Banson Investments Ltd.	Hong Kong	Dormant	22 June 1994
Beson Investments Ltd.	Hong Kong	Dormant	22 June 1994
Brilliant Time Investment Ltd.	Hong Kong	Service Company	06 April 1993
ACE Link Property Ltd.	British Virgin Islands	Investment Holdings	21 September 2001
DTZ Japan Ltd.	British Virgin Islands	Investment Holdings	28 September 2001
EuroAsia Properties Ltd.	British Virgin Islands	Investment Holdings	21 September 2001
Dragon Foundation Ltd.	Hong Kong	Charity/public services	12 February 2000
Jumbo Land Ltd.	Hong Kong	Family Assets	15 December 1994
Lotvest Ltd.	Hong Kong	Family Assets	13 April 1985
One Country Two Systems Research Institute Ltd.	Hong Kong	Public Policy Research	06 June 1990
China Homes Ltd.	Singapore	Development of affordable housing in Mainland China	28 August 1998
Global China Technology Group Ltd.	Hong Kong	Technology & Media	20 July 2000
Ascendas Pte Ltd	Singapore	Business Space Investor	25 April 2001
Dao Heng Bank Group Ltd.	Bermuda	Holding Company	21 July 2001
Dao Heng Bank Ltd.	Hong Kong	Banking	27 July 2001
Dao Heng Finance Ltd.	Hong Kong	Finance	27 July 2001
Overseas Trust Bank Ltd.	Hong Kong	Banking	27 July 2001

De-classified on 18 April 2005

~~—CONFIDENTIAL—~~

**WEST KOWLOON RECLAMATION
CONCEPT PLAN COMPETITION**

REPORT OF THE TECHNICAL PANEL

January 2002

**CONCEPT PLAN COMPETITION FOR THE
DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE
WEST KOWLOON RECLAMATION, HONG KONG**

REPORT OF THE TECHNICAL PANEL

INTRODUCTION

This document is the report of the Technical Panel (the Panel) established to advise the Jury for the West Kowloon Reclamation Concept Plan Competition on the technical assessment of individual entries to the competition.

BACKGROUND

2. The Government of the Hong Kong Special Administrative Region launched the West Kowloon Reclamation Concept Plan Competition on 6 April 2001 to invite conceptual proposals for the development of the 40-hectare waterfront site at the southern tip of the West Kowloon Reclamation in Hong Kong into an integrated arts, cultural and entertainment district. The Competition Document, containing full details of the general conditions of the competition and the competition brief, was given wide publicity.

3. The competition attracted 161 entries by the closing date of 29 September 2001, with 71 from Hong Kong and 90 from elsewhere. (Note: entries dispatched by air on or before 26 September 2001 were accepted as meeting the closing date if they arrived after 29 September, at the request of overseas entrants relying on delivery services disrupted after the terrorist attacks in the US.) Two other entries from overseas with dispatch dates after 26 September arrived late and were not considered further.

4. The entries were assigned serial numbers by the competition Organizer to maintain anonymity during the assessment and adjudication process.

ROLE, COMPOSITION AND MEETINGS OF THE TECHNICAL PANEL

5. The Competition Document states that the Jury will be assisted

by a Technical Panel consisting of ten members chaired by the Director of Planning and that the main role of the Panel is to provide advice to the Jury on the technical assessment of individual submissions. The Chairman of the Panel is required to attend the Jury meetings to present the Panel's assessments, but he may not take part in the return of the verdict of the competition. The composition of the Panel is set out in Annex I to the Competition Document.

6. The Panel met on 9 October 2001 to decide upon a process for the technical assessment of the entries and on 11, 12, 15 and 17 December 2001 to assess the 161 entries in accordance with the agreed process.

7. The Professional Advisor to the competition, Mr Bill Lacy, FAIA, advised the Organizer and the Panel on procedural matters and on compliance with competition rules and submission requirements. He visited Hong Kong to attend the December meetings of the Panel.

CONFLICTS OF INTEREST AND CONFIDENTIALITY

8. Before proceeding with its assessment work, the Panel considered the provision in the Competition Document that all those likely to be in conflict of interest should be excluded from the competition and discussed what more might be done to ensure compliance. The Panel agreed that members should declare whether, to the best of their knowledge, any party with which they were closely associated had entered the competition and, if so, the details of the matter. The Panel also accepted the need to maintain strict confidentiality throughout the assessment process.

9. The Organizer prepared a declaration form covering conflict of interest and confidentiality in consultation with the Professional Advisor and the Independent Commission Against Corruption and this was completed by all members of the Panel and the Professional Advisor.

10. The declarations made by members were discussed by the Panel immediately before commencing the technical assessment of entries and they were satisfied that, on the basis of the declarations, no conflict of interest arose for any member.

TECHNICAL ASSESSMENT OF ENTRIES

11. The following paragraphs describe how the Panel proceeded with the technical assessment of entries.

Technical appraisal by government departments

12. The Panel considered that it would be helpful if the government departments with a primary interest in the concept plan for the competition site - the Planning Department, the Architectural Services Department, the Leisure and Cultural Services Department, the Transport Department and the Environmental Protection Department - could first advise, in strict confidence, whether the individual entries had generally met the Competition Brief in relation to their respective areas of work and highlight any major technical shortcomings or particularly noteworthy aspects.

13. The departments concerned conducted this technical appraisal from mid October to mid November 2001. The aspects appraised corresponded to the requirements of the Competition Brief. Consolidated versions of the departmental appraisals were prepared by the Organizer and received by Panel members together with the entries.

14. The Panel decided that it would suffice to submit to the Jury its own technical assessments. The departmental appraisals, which make up four bulky volumes, are therefore not attached to this report. They will, however, be available at the Jury meeting for inspection.

Technical assessment and categorization of individual entries

15. The Organizer set up all of the entries in a single exhibition gallery, allowing individual members of the Panel to view and compare all of the entries together before beginning the group assessment of individual entries.

16. The Panel was mindful of its role to assist the Jury without infringing on that body's ultimate adjudication responsibility. At the same time, the Panel took into account the Jury's need to have access at all stages of their deliberations to the entire 161 entries. Therefore the Panel sought to organize the entries into manageable Categories, described below.

17. The Panel considered the entries in serial number order, assessing them from different technical perspectives and, taking into consideration the departmental appraisals and the advice of the Professional Advisor, categorized them according to whether they generally met the Competition Brief (Category 1), or failed to meet the Brief in important respects (Category 2), or should be recommended for disqualification (Category 3). The Panel discussed each entry with the relevant presentation boards set up in front of them and decided upon the appropriate category by

consensus or vote.

18. The Panel came to an early conclusion that a relatively high proportion of entries would generally meet the requirements of the Competition Brief and that it would assist the Jury if entries in Category 1 were sub-divided into those which were -

- (a) well presented, with innovative ideas and commendable design concepts (Category 1(a)); and
- (b) of average quality with some good features (Category 1(b)).

19. Some of the entries assessed as being of average quality with some good features were placed in this category despite some aspects of the entry being considered by some members of the Panel to border on failing to meet the Competition Brief. In these borderline cases, the Panel generally gave the participant the benefit of the doubt.

20. The Panel agreed that its assessments, in addition to categorizing the entry, should draw to the Jury's attention any particularly noteworthy aspects or major technical shortcomings. Minor shortcomings were disregarded on the basis that this is only the conceptual planning stage and minor problems can be worked out at the detailed planning and design stages.

Entries recommended for disqualification

21. The Professional Advisor advised the Panel that, after reviewing the entries, he considered that those numbered 008, 017, 038, 094, 100, 104, 106, 111, 118, 126, 130 and 141 (a total of 12) should be recommended for disqualification for failing to meet the competition requirements in specific non-technical respects. The Panel endorsed the Professional Advisor's advice in respect of all 12 submissions as they assessed the individual entries concerned.

IMPORTANT TECHNICAL CONSIDERATIONS IDENTIFIED BY THE PANEL

22. During its discussions, the Panel identified a number of important technical considerations that, singly or in combination, most often determined the category into which an entry was placed. The Panel wishes to draw these points to the attention of the Jury. They are set out below.

Provision of arts and cultural facilities

23. The Panel kept in view that the objective of the competition was to invite conceptual proposals for the development of an integrated arts, cultural and entertainment district and examined submissions critically in this respect.

24. The Panel noted that some submissions proposed large amphitheatres or sports stadia or over-emphasized commercial and residential development, while making no provision for, or providing insufficient information on, proposed arts and cultural facilities. The Panel classified such submissions as having failed to meet the Competition Brief.

Landmark features

25. The Competition Brief encourages conceptual designs creating landmarks and many of the submissions proposed such features, often as arts and cultural facilities, though not always to an appropriate scale. The assessment of landmark and design features involved a degree of subjectivity and the Panel could not always reach consensus. In addition, some submissions containing striking landmark features were considered by some members of the Panel to be of only average quality overall.

26. The Panel took the view that a submission that contained a striking landmark feature of appropriate scale, even though it only generally met the Brief to an average standard, should be categorized as displaying innovative ideas and commendable design concepts, rather than as being of average quality with some good features. This would allow such submissions to be considered by the Jury on the same level as submissions having a more consistent standard of innovative and commendable features.

Extension of the Scheme Area through additional reclamation

27. Whilst the Competition Brief permits proposals extending beyond the Scheme Area, it also points out that in the Protection of the Harbour Ordinance (enacted in June 1997) there is a presumption against reclamation in the Harbour.

28. The Panel considered that submissions proposing extensive additional reclamation were inconsistent with the purpose of the Protection of the Harbour Ordinance and classified them as having failed to meet the Competition Brief.

Modification and integrity of the existing sea-wall

29. The Competition Brief requires submissions to exploit fully the

waterfront of the Scheme Area, the main section of which forms a straight coastline.

30. Many submissions presented design concepts involving modifications to the existing sea-wall, particularly the straight section. The Panel considered that, whereas minor modifications to the sea-wall were possible with sufficient justification and should therefore not be ruled out, major modifications to create a substantially different coastline would be prohibitively expensive and possibly conflict with the presumption against further reclamation in the Harbour. It also considered that major modifications to create navigable water-ways within the reclamation, as proposed in some submissions, would negate part of the considerable effort and expense that had gone into forming the reclamation. The Panel considered therefore that submissions proposing major modifications to the sea-wall should be classified as having failed to meet the Competition Brief. The Panel noted that many submissions proposed commendable design concepts which did not include major modifications to the sea-wall.

31. The Panel considered that water features or shallow waterways for pleasure-boating that were contained by the existing sea-wall were acceptable as design features.

32. The Panel considered that submissions proposing a large mound next to the sea-wall as a main feature had serious technical shortcomings, as the sea-wall would collapse under the pressure exerted by the mound. Such submissions were assessed as having failed to meet the Competition Brief.

Construction over rail and road tunnel reserves

33. The Competition Brief specifies that the Airport Railway and Western Harbour (Road) Crossing alignments and their associated underground facilities and ventilation buildings form existing constraints which must be taken as given and taken into account at the conceptual proposal stage. It also provides that the possibility of decking over the Western Harbour Crossing Toll Plaza area for open space use should be explored.

34. The Panel noted that many submissions proposed substantial structures on top of, or partly over, the tunnel reserves. Where the structure was directly over one or both of the tunnel reserves and it appeared that the conceptual design lacked scope for it to be relocated easily, the Panel assessed the submission concerned as having failed to meet the Competition Brief. Where the structure encroached partly onto a tunnel reserve, the Panel generally took a more flexible view on the basis that scope would exist

for modifications at later design stages.

Linkage with adjoining areas

35. The Panel noted that many submissions emphasized links between the Scheme Area and adjoining districts, including Kowloon Park and the existing cultural facilities in Tsim Sha Tsui.

36. Some submissions, including one recommended for disqualification, proposed monorail systems linking different areas and facilities. The Panel considered that the submission recommended for disqualification (no. 094) presented a conceptual design for such a system which should be drawn to the attention of the Jury.

Feasibility of implementation

37. The Panel observed that some of the conceptual proposals could be difficult to implement in practice. For example, several submissions proposed large canopies covering all or substantial parts of the Scheme Area. The construction of such structures and of buildings within them might be feasible, but the ownership, management and maintenance of the canopy could well present problems.

38. The Panel considered that doubts over the feasibility of implementing a conceptual proposal should not equate to failure to meet the Competition Brief, but were relevant to the technical assessment of entries. Such doubts should be recorded in the assessment form for the individual submission concerned.

ADVICE OF THE TECHNICAL PANEL

39. Having completed its technical assessment of the 161 entries, the Panel advises the Jury that -

- (a) 54 entries generally meet the requirements of the Competition Brief, of which 21 are considered to be well presented, with innovative ideas and commendable design concepts, and 33 to be of average quality with some good features. These comprise the entries placed in Categories 1(a) and 1(b), respectively;
- (b) 95 entries fail to meet the requirements of the Competition Brief in important respects. These comprise the entries placed in Category 2; and

- (c) 12 entries failed to abide by the rules, requirements or conditions set out in the Competition Document in important respects and are recommended for disqualification. These comprise the entries placed in Category 3.

40. A tabular summary of the Panel's categorization of the entries is at the **Annex** to this report. The summary includes the reasons for recommending disqualification in the cases concerned.

41. Forms containing the Panel's technical assessments of the 161 entries also form part of this report. They make up two volumes. Volume I contains the assessments in respect of the entries placed in Categories 1(a) and 1(b), in serial number order. Volume II contains the assessments in respect of the entries placed in Categories 2 and 3, also in serial number order.

January 2002

Process of Selecting Winning Entries

Selection of first prize winner on 26 February 2002

1. The first prize winner was selected in the following manner –
 - (a) Each member of the Jury was invited to vote for five entries meriting further consideration as the winning entry, on a non-binding basis and without ranking them (Round 1 - Voting). 20 entries were selected in this way. After reviewing the votes cast, the Jury decided that the nine entries with the most votes should be discussed further. The Entry Concerned was among these nine entries.
 - (b) The aforesaid nine entries with the most votes were each brought in front of the Jury in the order of their serial numbers. Individual Jury members discussed specific aspects which they felt merited the Jury's consideration.
 - (c) Members then each cast one vote on a non-binding basis to select a winner from the nine entries discussed (Round 2 - Voting). After reviewing the votes cast, the Jury decided to discuss further the three entries receiving the most votes. The Entry Concerned was among these three entries.
 - (d) After thorough discussion of all the three entries concerned, each Jury member cast a binding vote to select the first prize winner (Round 3 - Voting). The selected entry was from a team led by Foster and Partners.

Selection of second prize winner on 26 February 2002

2. The second prize winner was selected in the following manner –
 - (a) The eight entries remaining from the original group of nine (referred to in paragraph 1(a) above) considered for selection as the first prize winner were again displayed in turn. After discussion, five entries (including The Entry Concerned) were nominated for further consideration (Round 4 - This round involved discussion only. No voting took place).

- (b) Members then each cast a non-binding vote for one entry from the five nominated entries referred to in paragraph 2(a) above (Round 5 - Voting). After reviewing the votes cast, the Jury decided to discuss the three entries receiving the most votes. The Entry Concerned was among these three entries.
- (c) Each of these three entries was placed before the Jury in turn for further detailed discussion, after which each member cast a binding vote to select the second prize winner (Round 6 - Voting). The selected entry was from a team led by Mr Philip Y K Liao.

Selection of honourable mentions on 27 February 2002

3. The three entries awarded honourable mentions (of equal standing) were selected in the following manner –

- (a) The Jury decided to award honourable mention prizes to entries presenting interesting alternative ways of tackling the Competition site.
- (b) The seven entries remaining from the group of eight (referred to in paragraph 2(a) above) considered for selection as the second prize winner were again displayed in turn. Members of the Jury were invited to nominate any one entry from among these seven, or any other entry (even though not among these seven), that in their view merited further consideration. After discussion (no votes were taken), six entries (including The Entry Concerned) were nominated.
- (c) Members discussed all of the entries nominated and cast binding votes for the three entries to be awarded honourable mentions (Round 7 - Voting).
- (d) The Entry Concerned and two other entries which received the highest votes among the six nominated entries (referred to in paragraph 3(b) above) were supposed to be awarded honourable mentions. These three entries, together with the first prize and second prize winners, formed the preliminary list of winning entries.

4. In terms of the numbering of the various “Rounds”, in total there had been seven rounds of consideration by the Members. Out of these seven rounds, voting took place in six of them (with “Round 4” being a non-voting Round). Hence, for example, “Round 5” in the considerations is actually only the fourth voting round, because no voting took place in “Round 4”.

Disqualification of The Entry Concerned on 28 February 2002

5. On 28 February 2002 before the announcement of the Competition results, the Competition Team informed Mr Leung of the finding that a company associated with Mr Leung was one of the project team members of an entrant on the preliminary list of winning entries, namely The Entry Concerned. Mr Leung reported the matter to the Jury that morning, and the Jury decided to disqualify The Entry Concerned. Disregarding the disqualified entry, the three entries which at that moment received the most votes among the six nominated entries in Round 7 were selected as the honourable mentions. The final winners of honourable mentions included a team led by Professor Minoru Takeyama, a joint team led by Mr Alan Macdonald, Urbis-LPT (Architects) Association and a team led by Mr Rocco Sen Kee Yim.

Home Affairs Bureau
February 2012

Voting Record of Mr C Y Leung

Rounds of Voting

Mr C Y Leung's vote

26 February 2002

Round 1 – Voting
(Selection of 20 entries for
further consideration)

Mr Leung was absent from this round of voting. He selected 18 entries during the viewing session on 25 February 2002. At Round 1, 7 of these 18 entries were also voted for by other jurors. Although Mr Leung was absent, it was agreed by other jurors that his selection of these 7 entries should be reflected in the tally of votes by adding one more vote to the total number of votes received by each of these 7 entries. After reviewing the votes cast, it was agreed by the jurors that the top 9 entries with the highest number of votes should be considered further in the next round.

Out of the entries selected by Mr. Leung, 6 (including the Entry Concerned¹) were among the top 9 entries with the most votes.

The Entry Concerned received a total of 4 out of 53 votes in Round 1 (with 8 jurors each voting for 5 entries, 1 juror voting for 6 entries², plus the 7 entries selected by Mr Leung which

¹ The entry, which was subsequently found to be associated with Mr C Y Leung, is referred to as “the Entry Concerned”.

² This juror voted for 6 entries with the Jury's consent.

resulted in one more vote being added to the total number of votes received by those seven entries, as described above) .

Round 2 – Voting
(Non-binding vote to select the first prize winner from the 9 entries with the most votes in Round 1)

Mr Leung voted for the Entry Concerned, which received 3 out of 10 votes in this round of voting.

Round 3 – Voting
(Binding vote to select the first prize winner from the 3 entries with the most votes in Round 2)

Mr Leung voted for the Entry Concerned, which received 2 out of 10 votes in this round of voting.

Round 4
(Discussion to nominate 5 entries to select the second prize winner from the 8 entries remaining from the original group of 9 considered for selection as the first prize winner. **No** actual voting had taken place.)

The Entry Concerned was among the 5 nominated entries.

Round 5 – Voting
(Non-binding vote to select the second prize winner from the 5 entries nominated as a result of Round 4)

Mr Leung voted for the Entry Concerned, which received 3 out of 10 votes in this round of voting.

Round 6 – Voting
(Binding vote to select the second prize winner from the 3 entries with the most votes in Round 5)

Mr Leung voted for another entry, which received 9 out of 10 votes in this round of voting.

27 February 2002

Round 7 - Voting
(Binding votes for three
entries to select the three
honourable mentions)

Mr Leung voted for three entries, including the Entry Concerned, which received 9 out of 30 votes in this round of voting. Given that the 30 votes consisted of each of the 10 jurors voting for 3 entries, this meant that 9 out of the 10 jurors cast a vote for the Entry Concerned.

**Home Affairs Bureau
February 2012**

**CONCEPT PLAN COMPETITION FOR THE
DEVELOPMENT OF AN INTEGRATED ARTS, CULTURAL
AND ENTERTAINMENT DISTRICT AT THE
WEST KOWLOON RECLAMATION, HONG KONG**

REPORT OF THE JURY

INTRODUCTION

On 6 April 2001, the Government of the Hong Kong Special Administrative Region (HKSARG) launched an international concept plan competition for the development of an integrated arts, cultural and entertainment district at the West Kowloon Reclamation in Hong Kong. The results of the competition were announced on 28 February 2002. This document is the report of the competition Jury on the selection of the winning entries.

THE COMPETITION SITE

2. The competition site, extending over 40 hectares, is at the southern tip of the West Kowloon Reclamation in Hong Kong, close to the Tsim Sha Tsui tourist and entertainment area and to major new commercial and residential development around Kowloon Station on the airport railway. It also faces the commercial and residential districts of Central, Sheung Wan and the Mid-levels across Victoria Harbour on Hong Kong Island. The prominent waterfront location provides an ideal setting for the development of landmark arts and cultural facilities. The competition was launched with the intention of taking maximum advantage of this unique opportunity to enhance Hong Kong as a city of arts, culture and entertainment and create a new look for Victoria Harbour.

ENTRIES TO THE COMPETITION

3. The Competition Document, containing full details of the site, the general conditions of the competition and the competition brief, was given wide publicity. The competition attracted 161 entries by the closing date of 29 September 2001 with 71 from Hong Kong and 90 from elsewhere. Entries dispatched by air on or before 26 September 2001 were accepted as meeting the closing date if they arrived after 29 September 2001, at the request of overseas entrants relying on delivery services disrupted after the terrorist attacks in the US. Two other entries from overseas with dispatch

dates after 26 September 2001 arrived late and were not considered further. A breakdown of the origin of the 161 entries at Annex I to this report.

4. The entries were assigned serial numbers by the competition organizer to maintain anonymity during the adjudication process.

ADJUDICATION CRITERIA

The Jury's broad assessment criteria

5. The Competition Document provides for the submitted conceptual proposals to be adjudicated by a Jury, whose members are named at the end of this report, and for all submissions to be judged in accordance with the broad assessment criteria set out in the Document. The criteria are as follows –

(I) Planning and Design Merits

- (1) Ability to provide a compelling and plausible vision to shape the future use of the Scheme Area as an integrated arts, cultural and entertainment district.
- (2) Ability to translate waterfront and harbour presence into a development of distinguished identity.
- (3) Ability to optimize site potential and development opportunities.
- (4) Ability to adopt innovative and viable ideas and imaginative solutions to planning constraints.
- (5) Ability to achieve integration and connectivity with surroundings.
- (6) Ability to meet changing needs.
- (7) Ability to demonstrate broad feasibility in terms of traffic arrangements.

(II) Overall Benefits to Hong Kong

- (1) Meeting the overall objective of enhancing Hong Kong's position as Asia's premier centre of arts, culture and entertainment.

- (2) Bringing planning and urban design benefits to Hong Kong.
- (3) Meeting public aspirations and generating civic pride.

Technical Panel

6. The Competition Document provides for the Jury to be advised by a Technical Panel on the technical assessment of individual submissions. The composition of the Panel is set out in Annex 2 to this report.

7. The Technical Panel met on 9 October 2001 to decide on a process for advising the Jury as to whether individual entries met the technical requirements set out in the Competition Brief and on 11, 12, 15 and 17 December 2001 to assess the 161 entries in accordance with the agreed process. The Chairman of the Panel attended the Jury meetings to present the Panel's findings, including its recommendations as to which entries should be disqualified for failing to meet the competition requirements in specific non-technical respects, but did not take part in the determination of the winning entries.

Consistency with Government policy objectives

8. The Competition Brief states that the proposals submitted should be in compliance with the policy objectives of the HKSAR Government in terms of promoting the development of the arts and culture and making available to the community a wide choice of arts and cultural facilities. The Home Affairs Bureau of the Government, which is responsible for arts and cultural policy, assessed the individual entries as to their broad consistency with the government's policy objectives in promoting the arts and culture. The Jury was informed of the findings.

Professional Advisor

9. The Professional Advisor to the competition, Mr Bill Lacy, FAIA, advised the organizer, the Technical Panel and the Jury on procedural matters and on compliance with competition rules and submission requirements. He attended the meetings of the Technical Panel in December 2001 and those of the Jury, but did not take part in the determination of the winning entries.

JURY PROCEEDINGS

Advance consideration of submissions

10. The 161 concept plan proposals, together with the advice of the Technical Panel, were dispatched to members of the Jury towards the end of January 2002 for their perusal in advance of the Jury meeting. Copies of the proposals were also available to the Jury throughout the adjudication sessions.

11. Participants were also required to submit a set of five boards, showing their urban design concept plan, their master layout plan, selected cross-sections, elevations and perspectives and a colour print of a model of their proposal, for presentation and display purposes: these were displayed for members of the Jury to study individually and in detail on 24 February 2002, before the adjudication sessions, and throughout those sessions.

Jury meetings

12. The Jury met from 25 to 28 February 2002 at the City Hall in Hong Kong.

13. On 25 February, in response to enquiries from the local media about the Jury and its work, members attended a photo opportunity for the media and the Chairman answered reporters' questions. Members then began their deliberations in closed session, discussing, among other things, the advice tendered by the Technical Panel and the adjudication process. Members also viewed the West Kowloon Reclamation from vantage points in Sheung Wan and Kowloon commanding a full view of the competition site and the adjacent areas.

14. The Jury spent 26 and 27 February on the adjudication of entries and the morning of 28 February finalising its decisions and compiling its commentary on the entries that it had selected as the five winners.

ADJUDICATION OF ENTRIES

15. The Jury noted that it was tasked to award five prizes – the winner, the runner-up and three honourable mentions. Members agreed upon an elimination process for selecting the winning entries.

Selection of first prize winner

16. The first prize winner was selected in the following manner –

- (a) Each member of the Jury was invited to vote for five entries meriting further consideration as the winning entry, on a non-binding basis and without ranking them. Some 20 entries

were selected in this way. After reviewing the votes cast, the Jury decided that the nine entries with the most votes should be discussed further.

- (b) The nine entries concerned were each brought in front of the Jury in serial number order. Individual Jury members discussed specific aspects which they felt merited the Jury's consideration.
- (c) Members then each cast one vote on a non-binding basis to select a winner from the nine entries discussed. After reviewing the votes cast, the Jury decided to discuss further the three entries receiving the most votes.
- (d) After thorough discussion of all the three entries concerned, each Jury member cast a binding vote to select the winner of the first prize.

Selection of second prize winner

17. The second prize winner was selected in the following manner –
- (a) The eight entries remaining from the original group of nine considered for selection as the first prize winner were again displayed in turn. After discussion, five entries were nominated for further consideration.
 - (b) Members then each cast a non-binding vote for one entry from the five selected entries. After reviewing the votes cast, the Jury decided to discuss the three entries receiving the most votes.
 - (c) Each of these three entries was placed before the Jury in turn for further detailed discussion, after which each member cast a binding vote to select the winner of the second prize.

Selection of honourable mentions

18. The three entries awarded Honourable Mentions (of equal standing) were selected in the following manner –
- (a) The Jury decided to award honourable mention prizes to entries presenting interesting alternative ways of tackling the competition site.

- (b) The seven entries remaining from the group of eight considered for selection as the second prize winner were again displayed in turn. Members were invited to nominate any entry from among these seven, or any other entry, that they felt merited further consideration. After discussion, six entries were nominated.
- (c) Members discussed all of the entries nominated and cast binding votes for the three entries to be awarded honourable mentions.

Disqualifications

19. During its consideration of the 161 submissions, the Jury, taking into account the recommendations of the Technical Panel and the Professional Advisor, as appropriate, disqualified a total of 13 entries for failing to meet the competition requirements in specific non-technical respects.

Anonymity of participants

20. The participants were anonymous to the Jury throughout the adjudication process. The Jury was informed of the identity of the winning entrants at noon on 28 February, after it had chosen the five prize winning entries and only three hours before the results of the competition were announced.

COMMENTARY BY THE JURY ON THE WINNING ENTRIES

21. The Chairman of the Jury announced the prize winners at a press conference attended by Jury members and the Professional Advisor, among many others, and broadcast live on the internet. He also summarised the Jury's commentary on the winning entries, which is reproduced in full below.

First Prize

22. The first prize winning entry is from a team led by **Foster and Partners** of the United Kingdom.

23. The Jury felt that this submission, more than any other, fulfilled the purpose of the competition to define a conceptual architectural plan to establish Hong Kong as a city of world-class arts and cultural activities. The signature feature of the design, a great canopy, "flows over the various spaces contained within the development" to create a unique landmark. The sinuously flowing form of the site contours and the canopy produce a memorable effect.

24. The master layout plan, even at this conceptual level, organizes the site to take full advantage of its prime waterfront location and its proximity to Kowloon Park and the Canton Road retail district. The primary components of the design include a cultural hub of auditoria, museums, galleries and performance venues along with a dense collection of shops, bars and retail spaces. The combination of uses proposed lends a great vitality to the scheme, and a continuous promenade along the smooth curvature of the waterfront further enhances the development for cultural and commercial purposes.

25. In particular, the winning scheme has eight distinguishing aspects -

- (a) the singularity of image, offering coherent visual authority and something that will become immediately recognizable with Hong Kong and an icon around the world. The image is also progressive, well suited for Hong Kong in the 21st Century;
- (b) the horizontality of the scheme across the site that does not attempt to compete with but rather counterpoints the tall buildings behind;
- (c) the presence of a multiplicity of public-space opportunities at various scales;
- (d) the introduction of substantial green space into the heart of Hong Kong, both symbolically and as a real amenity for citizens;
- (e) the logical and imaginative deployment of programmatic elements and the inherent idea of drawing people through the commercial and entertainment portion of the complex to the arts and cultural centre beyond. The scheme also allows for a good balance between public and private interests and, in particular, the mix of arts facilities offered. One aspect of the project which gave rise to concern was the lagoon which struck the Jury as perhaps impractical. However, this concern would not negate the construction of a similar public space, including a water body disconnected from the harbour;
- (f) the skilful way in which integration can be achieved with surrounding neighbourhoods and complexes. The links to Kowloon Station and to Kowloon Park, in the east, are particularly good examples, as is the people mover supporting this linkage;

- (g) the viability of the scheme, which is technically straightforward, consisting of a large mall, two taller structures at either end of the site - one associated with the arts and cultural complex - and a large roof that is well within the ambit of known technology and experience; and
- (h) the well-argued case in support of the scheme.

26. In conclusion, the Jury felt that this bold scheme is a clear and deserving winner of the competition. The great canopy would create an unmistakable landmark for Hong Kong. It would be a major tourist attraction. It would symbolize the community's vision of their city as a future centre of arts and culture, and realise that vision with great style.

Second Prize

27. The second prize winning entry is from a team led by **Mr Philip Y K Liao** of Hong Kong.

28. The Jury felt that this submission had immense energy and dynamism in its bold horizontal architectural forms and was well suited to the vibrant nature of Hong Kong. It has many interesting ideas. Imaginative contouring of the site produces a waterfront park and green oases within the landscape. The extensive use of water-pools, waterfalls and mists – as a landscape element - is prevalent throughout the master plan and culminates in a spinal waterway running the length of the scheme area, effectively bringing a part of Victoria Harbour onto the site.

29. In several aspects, the second prize-winning scheme has similar features to the winning submission, including a general feeling of horizontality, a multiplicity of environments and a coherent programmatic response. Although the expressive architectural language is different, the second place scheme does also offer a distinctive image with a progressive spirit. The well-articulated arts and cultural complex is notable, although, on balance, the scheme lacks the expressive authority of the winner and is less straightforward in accommodating some programmatic components.

Honourable Mentions

30. The entries selected for honourable mention (of equal standing) are as follows.

31. The first honourable mention is the “Jewel Scheme”, from a team led by **Professor Minoru Takeyama** of Japan.

32. The Jury awarded an honorable mention to this entry for its elegant and well-balanced simplicity and the appropriate distinctions it draws between cultural and commercial uses.

33. The second honourable mention is the “West End Scheme”, from a joint team led by **Mr Alan Macdonald**, Urbis-LPT (Architects) Association, of Hong Kong.

34. The Jury awarded an honourable mention to this entry for the manner in which it provided a "fieldscape" of a fine grain of individual buildings, landscapes and public spaces. This feature is intended to create a vibrant congenial area of individual galleries and theatres on a par with the lively West End area of London.

35. The third honourable mention is the “New Leaf Scheme”, from a team led by **Mr Rocco Sen Kee Yim** of Hong Kong.

36. The Jury awarded an honourable mention to this entry for its innovative design and the unifying feature of a circulation spine connecting and providing access to all the many activities on the site. This design also takes great advantage of a multi-level urban promenade along the waterfront. It also proposes an upbeat, media-oriented image and takes explicit advantage of the site’s location and public outlook back towards central Hong Kong. All in all, it is a very lively and compelling solution.

Prizes

37. The winner of the first prize receives HK\$3 million, the winner of the second prize receives HK\$1.5 million and each of three winners awarded an honourable mention receives a prize of HK\$800,000. The Jury congratulates all of the winners for their outstanding efforts.

ACKNOWLEDGEMENTS

38. The members of the Jury would like to express their appreciation to the HKSAR Government – and in particular the Secretary for Planning and Lands, Mr John C Tsang – for giving them this unique and remarkable opportunity to contribute in such a stimulating way to the planning and development of what will become an unmistakable architectural symbol for Hong Kong and an image recognized throughout the world. All members of the Jury look forward to following the project over the coming years and indeed to visiting the new arts and cultural district when today’s vision has finally taken shape.

THE JURY

Chairman of the Jury:

The Lord Rothschild, GBE

Jury Member, The Pritzker Architecture Prize; Chairman of the Hermitage Development Trust, the Gilbert Collection Trust and the Heather Foundation for the Arts at Somerset House in London, England

Members of the Jury:

Mr C Nicholas Brooke, BBS, JP
Vice-Chairman,
Metro Planning Committee
Town Planning Board
Hong Kong

The Hon. Leung Chun-ying, GBS, JP
Convenor, Executive Council,
Hong Kong

Professor Chang Hsin-kang, JP
Chairman,
Culture and Heritage Commission,
Hong Kong

Mr Peter W Rogers
Director,
Stanhope plc,
London, England

The Hon. Mrs Selina Chow, JP
Chairman,
Hong Kong Tourism Board,
Hong Kong

Professor Peter G Rowe,
Dean,
Graduate School of Design,
Harvard University,
Cambridge,
Massachusetts, USA

Professor Peter F V Droege,
Professor of Urban Design,
Faculty of Architecture,
University of Sydney,
Australia

Professor Wu Liangyong,
Professor and Director,
Institute for Architectural and Urban
Studies,
School of Architecture,
Tsinghua University,
Beijing, People's Republic of China

Professor Lau Sau-shing, Patrick,
SBS
Professor of Architecture
The University of Hong Kong,
Hong Kong

Origin of the 161 entries to the competition

Place of origin	Entries received
Australia	5
Austria	3
Bulgaria	1
Canada	1
China (Mainland)	10
Colombia	1
Denmark	1
France	1
Germany	12
Hong Kong	71
India	3
Indonesia	2
Italy	2
Japan	6
Korea	1
Lebanon	1
Luxembourg	1
Macau	1
Malaysia	1
Monaco	1
Netherlands	2
New Zealand	1
Norway	1
Singapore	2
Sweden	2
Switzerland	1
Thailand	3
Turkey	2
UK	3
USA	18
Venezuela	1
Total	161

Composition of the Technical Panel

Chairman : Mr Bosco Fung Chee-keung, JP
Director of Planning, HKSARG

Members : Mr Pau Shiu-hung, JP
Director of Architectural Services, HKSARG

Miss Choi Suk-kuen, JP,
representing the Director of Leisure and Cultural Services,
HKSARG

Mr Leslie H Chen
Member, the Hong Kong Institute of Landscape Architects

Ir Professor Chow Che-king, OBE
Member, the Hong Kong Institution of Engineers

Professor Lam Kin-che
Member, Advisory Council on the Environment

Mr David C Lee, BBS, JP
Member, the Hong Kong Institute of Surveyors

Professor Lui Chun-wan, Alex
Member, the Hong Kong Institute of Architects

Mr Tsao Sing-yuen, Willy, BBS
Member, Hong Kong Arts Development Council

Mr Yip Cho-tat, Stanley
Member, the Hong Kong Institute of Planners

香港特別行政區政府
The Government of the Hong Kong Special Administrative Region

規劃地政局
香港花園道美利大廈



PLANNING and LANDS BUREAU
MURRAY BUILDING, GARDEN ROAD,
HONG KONG

本局網址 OUR WEBSITE: <http://www.plb.gov.hk>

本局檔號 OUR REF.:

來函檔號 YOUR REF.:

Tel. no. : 2848 2568

Fax no. : 2869 0167

Personal and Confidential

23 March 2002

The Hon C Y Leung, GBS, JP
DTZ Debenham Tie Leung Limited
10/F, Jardine House
Central
Hong Kong

Dear Mr Leung,

West Kowloon Reclamation Concept Plan Competition

Thank you for your letter of 11 March 2002 in which you provided information regarding the role of DTZ Debenham Tie Leung in one of the entries to the competition.

Your letter also provides the information that you are a shareholder and Managing Director of DTZ Debenham Tie Leung, the names of companies in the DTZ Group in which DTZ Debenham Tie Leung is the main operating company and the names of other companies of which you are a director or major shareholder.

I shall inform Lord Rothschild, the Chairman of the Jury, that you have provided the supplementary declaration agreed upon when the matter was discussed on 28 February 2002.

Yours sincerely,

Eric Johnson

(Eric Johnson)
Competition Co-ordinator

Information Requested by Hon Lee Wing-tat

In response to Hon Lee Wing-tat's request dated 21 February 2012, we set out below information/findings according to the sequence of his list –

- 1) Mr Bill Lacy gave advice on various aspects of the draft Competition Document during the preparation stage to ensure that the conditions therein and the arrangements of the Competition were in line with international practice..

We are not aware of any internationally recognized mechanism for disclosing information about the adjudication proceedings when there is conflict of interest involving a member of the Jury. However, it is international practice for organisers of design competitions to maintain confidentiality of the adjudication process and of information provided by the entrants to ensure candor of discussion and to protect the interests of the entrants. There were provisions in the Competition Document (see paragraph 6 of the paper) guarding against conflict of interest arising in the Competition.

- 2) The Technical Panel was tasked to advise the Jury on the technical assessment of individual submissions to the Competition. It did not have a role in checking or ascertaining the relations between the entrants and members of the Jury and did not do so.
- 3) Upon receipt of the 161 entries from various places in end-September 2001, the checking conducted by the Competition Team mainly focused on the entrants' compliance with the submission requirements (e.g. whether all the deliverables and the documents to be submitted were available). The work on devising an appropriate declaration of interest mechanism for the Competition given the ineligibility, anonymity and confidentiality provisions in the Competition Document did not start until October 2001. The proposed declaration arrangements and form for the Competition were finalized in late November 2001 for use

by the Technical Panel before the commencement of their assessments in December 2001. After completing all the assessments and documentation concerning the Technical Panel in December 2001 and January 2002, the Competition Team consulted the Chairman of the Jury on preparations for the Jury proceedings and conflict of interest declarations for members of the Jury in early February 2002. The Chairman of the Jury confirmed on 12 February 2002 that a form similar to the one used by the Technical Panel should be issued to each Jury member and the completed forms should be reviewed at the preparatory meeting on 24 February 2002. The Competition Team hence issued the letter on 21 February 2002 to all jurors, requesting them to declare their interests and to note various arrangements for the Jury proceedings.

The first Jury meeting took place on 25 February 2002, and Mr C Y Leung's declaration form was submitted on the same day. Conflict of interest declarations was one of the agenda items for the first Jury meeting (but there was no written record of what transpired on this subject during the meeting on that day), and a further checking for conflict of interest would be conducted on the entrants on the preliminary list of winning entries after voting had completed and before the list was finalized.

As mentioned in paragraphs 16 and 17 of the paper, the adjudication of entries and voting took place on 26 and 27 February 2002. After the voting process had been completed, the Competition Team proceeded to check the particulars of the preliminary list of winning entries on the evening of 27 February, and discovered that a company associated with Mr Leung was one of the project team members of T.R. Hamzah & Yeang, being an entrant on the list. The Competition Team informed Mr Leung of the above finding in the following morning (28 February 2002) before the Jury finalized their decision.

- 4) The process for selecting the first prize winner was agreed upon by members of the Jury during their deliberation. While we have a record of the votes cast for the two rounds of voting for the first prize winner, we do not have a written record of their deliberations and so there is no written record as to why they had decided to settle on 9 entries, as opposed to 8 or 10 (as raised in the question) or indeed any other number.

- 5) The entries were disqualified for failing to abide by the rules, requirements or conditions set out in the Competition Document in important respects. The examples given by Hon Lee Wing-tat were some of the reasons.
- 6) As mentioned in paragraphs 13 and 14 of the paper, the Competition Team requested members of the Technical Panel and of the Jury to make declarations of interest on 24 November 2001 and 21 February 2002 respectively.
- 7) Mr Bill Lacy's advice on declaration of interest is set out on page 3 of the Competition Team's letter dated 21 February 2002 to the jurors (see Annex 6 referred to in paragraph 14 of the paper), requesting them to make declarations of interest. We are in the process of seeking ICAC's consent to disclose their advice with respect to the design of the declaration of interest mechanism.
- 8) In striking a balance between considerations of confidentiality and public interest when addressing the issue of disclosure of information, the Government takes the view that any disclosure of information should be relevant and proportionate to the subject of public interest, in this case, the allegations mentioned in paragraph 1 of the paper. On this basis, the declarations of interest made by members of the Technical Panel and other members of the Jury (other than Mr C Y Leung) are not directly relevant nor its disclosure proportionate to the subject of public interest currently being addressed.
- 9) The Jury, taking into account the recommendations of the Technical Panel and the Professional Advisor as appropriate, disqualified a total of 13 entries. One of them was The Entry Concerned and the reason of its disqualification was described in paragraph 17 of the paper.

Information Requested by Hon Alan Leong

In response to Hon Alan Leong's request dated 22 February 2012, we set out below information according to the sequence of his list –

- 1) The declaration of interest made by Mr C Y Leung on 25 February 2002 before the adjudication process is at Annex 7 to the paper. His further declarations after the adjudication process are set out in paragraphs 17 – 19 of and Annex 8 to the paper.
- 2) A note setting out Mr C Y Leung's voting record is at Annex 11 to the paper.

Information Requested by Hon Paul Chan

In response to Hon Paul Chan's request dated 22 February 2012, we set out below information according to the sequence of his list –

- 1) The Report of the Technical Panel (without its annex and the assessment forms) is at Annex 9 to the paper. The reason for not disclosing the minutes of the meetings of the Technical Panel is set out in paragraph 28 of the paper.

As mentioned in paragraph 32 of the paper, the Jury Report is at Annex 12 to the paper. There were no minutes of discussions of the Jury during the adjudication process.

- 2) On 25 February 2002, Mr Leung declared that, to the best of his knowledge, none of his immediate family members or employees and no one who had an employment-type contract or close professional association or partnership with him had entered the competition, and that he was not a director or major shareholder of any company. It was the day when the first Jury meeting took place. Conflict of interest declarations was one of the agenda items for the first Jury meeting, but there was no written record of what transpired on this subject during the meeting on that day. As for the Competition Team, Mr Leung's declaration did not provide any information for it to check against the entries.

The Competition Team's subsequent discovery leading to the disqualification of The Entry Concerned is set out in paragraphs 16 and 17 of the paper. We do not have any written record of the discovery process or of the discussion leading to the making of the disqualification decision.

The follow-up actions in respect of Mr Leung's further declaration dated 11 March 2011 are set out in paragraph 34 of the paper, and the relevant document is at Annex 13 to the paper.

- 3) The adjudication and voting process had been completed when it was discovered that the company associated with Mr C Y Leung was among the project team members of The Entry Concerned. There was no provision in the Competition Document dealing with the disqualification of Jury members and it was not the role of the Competition Team to make any such recommendation. Upon being made aware of the matter, the Jury members deliberated among themselves and decided independently on how to handle the incident. There were no written records of the Jury's deliberations.

Chronology of events relating to West Kowloon Reclamation Concept Plan Competition

Date	Event
6 April 2001	Announcement of the Competition.
7 April 2001	Registration began.
5 June 2001	T.R. Hamzah & Yeang submitted the registration form.
8 June 2001	Deadline for registration.
27 September 2001	T.R. Hamzah & Yeang submitted the updated list of project team members.
29 September 2001	Deadline for submission of conceptual proposals.
October to November 2001	Formulation of the declaration of interest mechanism in consultation with the Professional Advisor and Independent Commission Against Corruption.
Mid-October to mid-November 2001	Technical appraisal by government departments.

24 November 2001	The Competition Team wrote to members of the Technical Panel on 24 November 2001 (except for one who was out of town until early December. This member was subsequently requested to make his declaration upon his return to Hong Kong), requesting them to make declarations of interest as soon as possible.
December 2001 and January 2002	Assessment by Technical Panel and collation of the Technical Panel Report. All members of the Technical Panel and the Professional Advisor had completed the declaration form before assessment began on 11 December 2001.
End of January 2002	The 161 concept plan proposals, together with the Technical Panel Report, were dispatched to members of the Jury in an anonymous manner.
21 February 2002	The Competition Team wrote to members of the Jury requesting them to make declarations of interest before 23 February.
24 February 2002	Viewing sessions for the Jury.
25 February 2002	Commencement of the adjudication process. Mr Leung made his declaration of interest.

26-27 February 2002	The Jury assessed the entries and selected the first prize winner, second prize winner and three honourable mentions by casting votes. Mr Leung took part in the adjudication process (including voting).
27 February 2002 evening	After the voting processes had been completed, the Competition Team proceeded to check the particulars of the preliminary list of winning entries, and discovered that a company associated with Mr Leung was one of the project team members of T.R. Hamzah & Yeang, being an entrant on the list.
28 February 2002 morning	The competition Team informed Mr Leung of the above finding. Mr Leung reported the matter to the Jury that morning, and the Jury decided to disqualify the entry concerned in accordance with the conditions of the Competition.
28 February 2002 afternoon	The results of the Competition were announced.

**Home Affairs Bureau
February 2012**